

VOORHEES TOWNSHIP
Camden County, New Jersey



Housing Element and Fair Share Plan
February 2010

**Adopted by the Voorhees Township Planning Board
on February 24, 2010 (Resolution #10-008).**

**Endorsed by the Voorhees Township Committee
on March 1, 2010 (Resolution #74-10)**

A handwritten signature in blue ink that reads "Leah Furey Bruder". The signature is fluid and cursive.

Leah Furey Bruder, AICP, PP #5851

The original of this document was signed and
sealed in accordance with NJAC 13:41-1.3.b



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I. INTRODUCTION

A. Council on Affordable Housing (COAH)

The New Jersey Supreme Court ruled in 1975, in a decision now commonly referred to as “*Mount Laurel I*”, that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing. Then in 1983 in the “*Mount Laurel II*” decision, the Supreme Court went further, creating an incentive for private developers to enforce the *Mount Laurel* doctrine by suing municipalities that have not chosen to comply with the *Mount Laurel* principles. Needing a mechanism to implement the *Mount Laurel* doctrine, the legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-310) in 1985, and created the Council on Affordable Housing (COAH) as the administrative alternative to dealing with affordable housing cases through the courts. COAH was given the responsibility to establish housing regions, estimate low and moderate income housing needs, set criteria for municipalities to determine and address their fair share affordable housing numbers, and review and approve housing elements and fair share plans.

Municipalities that participate in COAH’s process prepare a housing element and fair share plan which are adopted by the planning board as an element of the Master Plan in accordance with Municipal Land Use Law. The Housing Element and Fair Share Plan are then endorsed by the governing body, which adopts a resolution and petitions COAH for plan approval. COAH’s approval is referred to as substantive certification, and when the substantive certification is granted, a participating municipality is granted a measure of legal protection against inclusionary zoning litigation as it sets about overseeing the implementation of its fair share plan.

According to the COAH website, COAH’s mission is to “facilitate the production of sound, affordable housing for low and moderate income households by providing the most effective process to municipalities, housing providers, nonprofit and for profit developers to address a constitutional obligation within the framework of sound, comprehensive planning”.

On December 20, 2004, COAH’s first version of the third round rules (Round III) became effective. At that time the third round was to cover the time period from 1999 to 2014, since the first and second rounds covered the period from 1987 to 1999. The Round III affordable housing delivery period was to run from January 1, 2004 through January 1, 2014. The third round rules were based upon a new methodology that provided for affordable housing as a “growth share” instead of assigning an absolute number to each municipality as had been done in prior rounds. The “growth share” approach linked the production of affordable housing with future residential and non-residential development within a municipality, the principle being that municipalities should provide affordable housing opportunities proportionate to their market rate growth. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide one affordable housing unit for every 8 market rate housing units developed and one affordable housing unit for every 25 jobs created.

In a unanimous decision in January 2007, the New Jersey Appellate Court invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies identified by the Court. COAH’s new Round III rules were

adopted on May 6, 2008, with amendments adopted on September 22, 2008 that became effective on October 20, 2008. In 2004 COAH established the total housing need for the state at 52,747 units, but in 2008 increased the statewide need to 115,666 units. Changes to the Fair Housing Act were also adopted in the summer of 2008 (P.L. 2008 c 46 on July 17, 2008). COAH has not yet proposed rules to implement the legislative mandates set forth in P.L. 2008 c. 46, though COAH has offered some guidance on the implementation of the new law via a letter from the Executive Director to mayors. Many challenges to the COAH rules have been filed, which could result in substantial changes to the current regulations.

The Round III time period now runs from 2004 through 2018, meaning that even though it is 2009, growth share is calculated based on the development that has occurred between 2004 and the present and the growth that is projected through 2018. The delivery period is from 2009 through 2018. The new rules have provided new methodology and new ratios, to require one affordable housing unit for every four (4) market-rate housing units developed, and one affordable housing unit for every sixteen (16) jobs created. Municipalities must provide a plan to provide for the projected affordable housing need, but will only be required to provide the affordable housing as a percentage of actual growth.

A municipality's third round fair share plan must address (1) its rehabilitation share, (2) the prior round obligation and (3) COAH-projected third round obligation. The rehabilitation share is the estimated number of existing substandard housing units in a municipality that are occupied by low or moderate income households, as determined by COAH (Appendix B. to N.J.A.C. 5:97). The prior round obligation is a municipality's adjusted second round new construction component brought forward to the third round (Appendix C. to N.J.A.C. 5:97). Third round housing plans must document how existing or proposed affordable housing units satisfy this prior round obligation.

The Township must establish a viable means to meet the affordable housing obligation in order to receive substantive certification from COAH. In Voorhees Township creating the plan is challenging for a number of reasons. The State Plan and the Township's Master Plan support the continuation of infill development in PA-2 (suburban planning area) and PA-1 (metropolitan planning area) however; there are a limited number of opportunities on either undeveloped or infill sites for the development of affordable housing. Affordable housing typically requires higher densities in order to make project financing feasible. At the same time the impacts of new development must be considered, so that it does not significantly alter the character of existing neighborhoods, unless there is consensus that it makes for sound planning. Further, the economics of providing affordable housing make it challenging even at relatively high densities. The Fair Housing Act provides (NJSA 52:27D-311d) that no municipality in New Jersey shall be required to raise or expend municipal revenues to provide for low and moderate income housing. Funding is limited and the New Jersey Economic Stimulus Act of 2009 signed into law on July 27, 2009 suspended the Non-Residential Development Fee Act, which was one means for towns to collect funds for affordable housing. Despite the challenges, the municipality must utilize the tools available to provide realistic opportunities for the development of affordable housing in accordance with COAH's rules.

B. Housing Element and Fair Share Plan Requirements

In accordance with Municipal Land Use Law, N.J.S.A. 40:55D-28, a municipal master plan must contain at a minimum two elements – the first is a statement of goals and objectives, principles, assumptions, policies and standards upon which the proposals for the physical, economic and social development of the master plan are based, the second is the land use element. The

Land Use Element must show its relationship to the first element, show existing and proposed development, and state the relationship of this development to the existing and proposed zone plan and zoning ordinances. Additionally in accordance with N.J.S.A. 40:55D-62, the governing body cannot adopt zoning ordinances until the land use element and the housing element are adopted. Further, the Fair Housing Act, N.J.S.A. 52:27D-310, requires that any municipality participating in COAH's process must adopt a Housing Element and Fair Share Plan.

The Housing Element will review and analyze the Township's housing stock, demographic and employment characteristics, providing the foundations for the Fair Share Plan, which will demonstrate how the Township will endeavor to provide for its Fair Share affordable housing obligation. The Housing Element and Fair Share Plan must provide an analysis demonstrating that the plan presents a realistic opportunity to meet the Township's housing obligations and identify which ordinances must be revised to incorporate the provisions for low and moderate income housing. A municipality's housing element must be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.

The Township must prepare and submit both a Housing Element (an element of Master Plan) and Fair Share Plan (describing how the Township will address the obligation). The requirements of the Housing Element are outlined below (N.J.A.C. 5:97-2.1, 2.3 and N.J.S.A. 52:27D-310). The Housing Element in Section II is organized to be consistent with COAH's application form.

1. Housing Element Requirements from the Fair Housing Act

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of

lands of developers who have expressed a commitment to provide low and moderate income housing.

2. Housing Element and Fair Share Plan Requirements from COAH's rules:

- a. The household projection provided in Appendix F of COAH's rules
- b. The employment projection provided in Appendix F of COAH's rules
- c. The municipality's prior round obligation provided in Appendix C of COAH's rules
- d. The municipality's rehabilitation share provided in Appendix B of COAH's rules.
- e. The projected Growth Share in accordance with the procedures in NJAC 5:97-2.4
- f. Supporting information including the most recent municipal zoning ordinance, and a copy of the township's tax maps
- g. Other documentation deemed necessary by COAH to facilitate the review of the Housing Element.

C. Voorhees Township at a Glance

The land area of Voorhees Township is 11.6 square miles or approximately 7,424 acres and is located in central Camden County. Voorhees Township is bordered by Cherry Hill Township to the north, Evesham Township to the east, Berlin Township, Gibbsboro Borough, and Lindenwold Borough to the south and Somerdale Borough to the west. Voorhees Township's location in Camden County is shown on **MAP 1**.

The July 1, 2008 population estimate for Voorhees Township is 31,317 persons according to the New Jersey Department of Labor and Workforce Development (based on 2000 U.S. Census Bureau data and the number of certificates of occupancy, less any demolition permits, multiplied by the average number of persons per unit). At the time of the 2000 Census the Township population was 28,126 people. The Township believed that that the Census Bureau had undercounted Voorhees's population. The Township offered an alternate population count of 30,963 which has been accepted by the U. S. Census Bureau. The count was based on a calculation utilizing the Township's certificate of occupancy data from 2000 through mid-2008.

In the 1800s Voorhees Township was a rural farming community with clusters of homes built at crossroads and along important transportation routes. The arrival of the railroad spawned communities around Osage, Ashland and Kirkwood sections of town, which were the most heavily developed residential areas into the mid-1900s. The majority of the economy of Voorhees was dominated by farming with peach and apple orchards, blueberry farms, and cranberry bogs until residential housing development accelerated in the 1950s and continued to soar into the 21st century, with the gradual conversion of farmland to a variety of residential and commercial uses. Much of the Township was developed in the 1970's and 1980's and the population increased accordingly. Voorhees Township is traversed by State Highway Route 73, which runs in a north-south direction on the eastern side of town. The PATCO high speed line has a stop (Ashland station) in Voorhees near the border with Cherry Hill and Somerdale, and the Township is located within a few miles of exits off of Interstate 295 and the New Jersey Turnpike.

D. Voorhees Township's Affordable Housing History

Voorhees Township filed its first Housing Element and Fair Share Plan with COAH on July 8, 1987. The Township's Amended Housing Element and Fair Share Plan ultimately received substantive certification from COAH on May 10, 1994 (expired on May 10, 2000). The Planning Board adopted a Cumulative Round II Housing Element and Fair Share Plan on April 26, 2000 and the plan was endorsed by Township Committee on May 8, 2000. Over the course of four years COAH reviewed the plan and the Township provided additional information as required. The Township received Substantive Certification of its cumulative Round II Fair Share Plan on March 3, 2004. The substantive certification expires on March 3, 2010. The plan addressed the Township's entire rehabilitation (20 units) and new construction (456 units) obligation and provided for 63 surplus credits. The surplus assumed that the Van Buren Road site (Judith Flicker House) would provide 30 affordable units, of which 15 would be age-restricted. The site was ultimately developed with 36 affordable units, 18 of which are age-restricted. Therefore the surplus increased to 69 units, as documented in the Fair Share Plan.

E. Voorhees Township's Fair Share Obligations

COAH's substantive rules have provided projection of housing and employment growth based on the allocation of growth projections for the counties to the municipalities. The methodology indicates that the allocation of projected growth to the municipalities was based on both historical trends and an analysis of physical growth capacity (i.e. a municipality approaching build-out cannot continue to grow at the same rate it has in the past). COAH's rules require that one affordable housing unit must be provided for every four market rate residential dwellings created (a ratio of 1:4 or 20%) and one affordable housing unit must be provided for every 16 jobs created (a ratio of 1:16). The Township must plan for the housing obligation attributable to non-residential growth, but developers of non-residential uses must only pay the Statewide Mandatory Development Fee, which is 2.5% of equalized assessed value of the land and improvements, and is currently suspended as part of the New Jersey Economic Stimulus Act of 2009. When collected, the funds may be used to assist in funding the implementation of the Township's Fair Share Plan in accordance with a Spending Plan that is included as an Appendix to this plan.

Below are the Fair Share numbers assigned to Voorhees Township by COAH including: the rehabilitation share found in Appendix B of COAH's rules, the prior round obligation from Appendix C of COAH's rules, and the projected growth share from Appendix F; together representing the Township's cumulative obligation.

Voorhees Township Cumulative Affordable Housing Obligation as outlined in COAH's Substantive Rules and Appendices	
Rehabilitation Share	86
Prior Round Obligation (new construction for rounds I and II, 1987-1999)	456
Growth Share 2004 to 2018	251 for residential growth
	427 for employment growth
	Growth Share Total 678
Total Obligation	1,220 units

The Township has addressed its 1987 to 1999 fair share obligation, and has received substantive certification on March 3, 2004 for the Round II plan. The 1987-1999 compliance plan is summarized below.

Voorhees Township Prior Rounds Fair Share Compliance	
Mechanism	Number of Units/Credits
Rehabilitation	17 (Camden County Community Development)
Prior Cycle Credits	274 (Echelon House and Guidance Center)
Group Home Credits	99 (37 group homes)
Family Rental	72 (Chelsea Place)
Rental Bonus	47 (Chelsea Place)
Van Buren Road/Judith Flicker House	30 (36 actual)
Total	545
-20 rehab	525
	-456 Prior Round Obligation
Surplus	69 credits¹

¹ The surplus credits are from Judith Flicker House (36 units) and Supportive Housing (33 credits).
 Voorhees Township Housing Element and Fair Share Plan
 February 2010

II. HOUSING ELEMENT ANALYSIS

Except when more recent reliable data is available, 2000 Census data has been utilized for demographic and housing data analysis. It is now 2010 and a new decennial Census will be taken later this year. Much of the 2000 Census data is now outdated, but it must be relied upon for lack of a superior alternative. The Housing Element subsections that follow are organized consistent with COAH's application forms, and contain the information required by the Fair Housing Act (N.J.S.A. 52:27D-310).

A. Existing Housing Stock

An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards.

According to the Census, in 2000 there were 11,084 year-round housing units in Voorhees, of which 10,489 were occupied and 595 were vacant, which is a vacancy rate of 5.4%. Voorhees has a population density of 2,699 people per square mile as of 2008. The US Census population estimate for July 2008 is 31,317.

1. Age of Housing Stock

Voorhees Township is different from the majority of the adjoining municipalities in that a significant portion of its housing stock was built during the period between 1970 and 1989, and the median year for housing unit construction is 1983. All of the adjoining municipalities with the exception of Evesham Township were developed earlier, with the majority of the housing built prior to 1980. Just 18% of Voorhees Township's housing stock existed prior to 1970.

	Persons Per Household at 2000 Census	% Housing Stock Built 1939 or Earlier	Median Year Structure Built
Voorhees Township	2.60	2.1	1983
Gibbsboro Borough	2.91	54.9	1940
Lindenwold Borough	2.32	11.0	1964
Berlin Township	2.78	10.7	1966
Cherry Hill Township	2.61	3.3	1967
Somerdale Borough	2.51	9.2	1958
Evesham Township	2.68	0.9	1983
Camden County	2.68	18.8	1961

Source: U.S. Census Bureau, 2000 Census

Voorhees Township Age of Housing Stock		
Year Constructed	Number of units	Percent of Total Units in 2000
1995 to March 2000	1189	10.7%
1990 to 1994	928	8.4%
1980 to 1989	4,776	43.1%
1970 to 1979	2,300	20.8%
1960 to 1969	1,093	9.9%
1940 to 1959	567	5.1%
1939 or earlier	231	2.1%

According to the residential building permit data from the U.S. Bureau of the Census for New Jersey, compiled by the New Jersey Department of Labor, 1,045 residential certificates of occupancy were issued between 2000 and 2008 in Voorhees Township. According to the census data, 701 of the permits were for single family residential structures, and 344 of the permits were for multi-family residential structures.

2. Condition and Substandard Units

Of the 11,084 housing units in existence at the time of the 2000 Census, thirty five (35) units were reported to be without complete plumbing facilities and one hundred fifty-five (155) units were lacking complete kitchen facilities. An assessment of the number of substandard units capable of being rehabilitated may be made by considering the number of homes without complete plumbing and kitchen facilities since this information is provided in the Census sample data, but there are other factors to consider as well. Occupied housing units with a low a market value relative to the average in the area may be an indicator of potential for rehabilitation. COAH has also used “crowding” and the age of the housing units to estimate the number of units in need of rehabilitation. Generally the Township’s housing stock is in good condition. Appendix B in the COAH rules indicates that there are 86 units in need of rehabilitation.

3. Ownership and Rental Characteristics

A majority, 67.3 percent, of Voorhees’s population live in owner-occupied housing units, while 32.7 percent of the population lived in rented housing units at the time of the 2000 census. 52.8 percent of the total housing units in Voorhees Township are single family detached dwellings (rented and owned), 13.4 percent are attached housing, 33.6 percent is 2 attached units or more and .3% percent (27 total units) are mobile homes or other.

In Camden County overall, 70% of occupied housing units are owner occupied and 30% are renter occupied. Voorhees has a higher percentage of rental units than the County, and of the adjoining municipalities only Lindenwold Borough has a higher percentage of renter occupied dwellings.

Year Round Housing Units				Owner-occupied		Rental	
Occupied	Vacant	Seasonal	Total	No.	%	No.	%
10,489	595	37	11,084	7,064	67.3	3,425	32.7

4. Occupancy Characteristics and Housing Type

The vacancy rate for year round units is low in the Township, 1.0% vacancy for owner-occupied units and 9.8% vacancy for rental units. The average household size in the Township is 2.6 persons (average owner occupied household size is 2.95, and average renter occupied household size is 1.87).

The number of bedrooms in a home is often reflective of the overall size of the home. The municipalities with a newer housing stock tend to have a larger percentage of units with more bedrooms. This is reflective of the trend toward larger, more sprawling homes in America over the last several decades. Not coincidentally, along with the recent economic down turn there has been a recent surge in interest in smaller, more compact developments, which tend to be more efficient and affordable.

	Bedroom Distribution Percent of Housing Stock With:		
	One or less Bedrooms	2 – 3 Bedrooms	4+ Bedrooms
Voorhees Township	20.0	43.1	36.9
Gibbsboro Borough	3.9	66.7	29.4
Lindenwold Borough	37.6	55.4	7.0
Berlin Township	15.7	60.8	23.5
Cherry Hill Township	10.2	46.4	43.4
Somerdale Borough	18.6	58.4	23.0
Evesham Township	10.7	55.4	33.9
Camden County	16.4	60.7	22.8

Source: U.S. Census Bureau, 2000 Census

Percent Distribution of Housing Units by Structure Type Voorhees Township and surrounding municipalities				
	Number of Units in Structure			
	1	2 to 9	10+	Mobile Home /Trailer/Other
Voorhees Township	52.7	24.1	22.9	0.3
Gibbsboro Borough	95.6	4.3	0.0	0.0
Lindenwold Borough	43.5	22.1	34.3	0.1
Berlin Township	80.3	14.2	5.4	0.0
Cherry Hill Township	81.5	4.5	13.4	0.6
Somerdale Borough	77.3	7.7	15.9	0.0
Evesham Township	76.2	11.4	12.5	0.0
Camden County	74.5	11.1	13.5	0.8

Source: U.S. Census Bureau, 2000 Census

5. Affordability

At the time of the 2000 Census, 27.8 percent of households renting in Voorhees Township were spending more than thirty-five percent (35%) of household income on rent.² The median contract rent in Voorhees Township was \$864. Based on the 2008 regional income limits, a

² US Census Sample Data.

moderate income household of two in Region 5 earns up to \$47,552 per year. Considering that the median contract rent in the Township was \$864 in 2000, or \$10,368.00 per year (\$12,789.91 in 2008 adjusted dollars), a moderate income household of two would be spending approximately 27% of household income on rent, which is within an acceptable range. Low income for a two person household is \$29,720 in accordance with the 2008 Regional Income Limits, and the median contract rent is approximately 43% of the household income for a low income couple. Residential units offered for \$864 rent in 2000 dollars would be generally affordable for two person moderate income households. This rental cost analysis is important in demonstrating the overall availability of affordable housing units because of the large rental market in Voorhees Township.

The median cost for homeownership in Voorhees was \$1,655.00 per month or \$19,860.00 per year (\$24,499.19 per year in 2008 adjusted dollars). A moderate income household of two would spend 51% of household income on homeownership.

Eighty-six of the 3,387 renter households paid no rent in accordance with the Census data, which is not a realistic expectation, but impacts the median figure. It must also be noted that the regional income limits are for 2008 while the rent and ownership costs are eight years old (2000 Census). For this analysis we utilized the consumer price index (CPI) to adjust 2000 dollars for 2008. In the first three quarters of 2009 the average sale price of new homes in Camden County was \$322,046, ranking 18th out of 21 New Jersey counties for the average sale price of new homes.³

Selected Housing-Related Value Characteristics (2000 Census)					
	Median Value Housing	Median Contract Rent	Median Household Income	Value Income Ratio	Rental Vacancy Rate
Voorhees Township	\$179,500	\$864	\$68,402	2.62:1	9.8%
Gibbsboro Borough	\$117,500	\$782	\$57,326	2.04:1	4.1%
Lindenwold Borough	\$84,000	\$615	\$36,080	2.32:1	10.2%
Berlin Township	\$109,600	\$590	\$54,448	2.01:1	14.0%
Cherry Hill Township	\$154,900	\$793	\$69,421	2.23:1	6.5%
Somerdale Borough	\$97,700	\$544	\$46,898	2.08:1	4.9%
Evesham Township	\$157,000	\$886	\$67,010	2.34:1	6.9%
Camden County	\$118,200	\$557	\$54,273	2.18:1	7.2%

Source: U.S. Census Bureau, 2000 Census

³ New Jersey Department of Community Affairs information from new Home Warranties

B. Demographic Characteristics

An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age.

According to the 2000 US Census, between 1990 and 2000, Voorhees's population increased from 24,559 people to 28,126 people, in increase of 3,567 persons or 14.5%. A new decennial Census will be taken in a year. When information from the 2010 census becomes available, the Township will amend planning reports if needed to reflect the new data.

1. Historic Population Trends

Voorhees Township's population increased 1647% in the seven decades leading to the 1990 Census, increasing from 1,405 people in 1930 to 24,559 people in 1990. The most significant period of growth in Voorhees was between 1970 and 1980, when the population increased by 107.9%. The rate of population growth was also significant in the 1950s, when the population increased by 107.6%. The largest absolute increase in population was between 1980 and 1990 when the population increased by 11,640 people (90%).

The table below shows the population changes from 1920 through 2008 in Voorhees Township.

Voorhees Township Population⁴ 1930 to 2007								
1930	1940	1950	1960	1970	1980	1990	2000	July 2008
1,405	1,450	1,823	3,784	6,214	12,919	24,559	28,126	31,317

* NJ Department of Labor and Workforce Development

2. Recent Population Change

The table below shows the population changes in Camden County and in the surrounding municipalities between 2000 and the July 2007 estimate. Though the rate of growth has slowed significantly from past decades, Voorhees has grown at a rate higher than all of the surrounding municipalities except Evesham Township. Until the 1970s, Voorhees was effectively on the fringe of the metropolitan area, with the municipalities to the north and west having been developed earlier, and those to the east being more rural. As growth pressed eastward, Voorhees experienced increased development pressures, but growth has now slowed.

Voorhees Township and Surrounding Municipalities Population Growth 2000 to 2007⁵			
	2000	July 2007	Percent Change
Voorhees Township	28,126	29,258	4.0% (1,132 people)
Gibbsboro Borough	2,435	2,427	-0.3% (8 people)
Lindenwold Borough	17,414	17,176	-1.3% (238 people)
Berlin Township	5,290	5,381	1.72% (91 people)
Cherry Hill Township	69,965	71,095	1.61% (1,130 people)
Somerdale Borough	5,123	5,079	.86% (44 people)
Evesham Township (Burlington County)	42,275	45,275	7.0% (3,000 people)
Camden County	508,932	513,769	.95% (4,837 people)

⁴ Source: United States Census Bureau, Decennial Population Counts, 1930-2000

⁵ New Jersey Department of Labor and Workforce Development

3. Population Density

In 2000, the population density in Voorhees Township was estimated to be 2,424 people per square mile, which is roughly equivalent to Camden County's population density overall (2,289 people per square mile), and less than the population density in the Borough of Lindenwold (4,415.5 people per square mile), the Borough of Somerdale (3,778.9 people per square mile), and Cherry Hill Township (2,884.9 people per square mile), but greater than Berlin Township (1,628.9 people per square mile), Gibbsboro (1,109 people per square mile) and Evesham Township (1,431.1 people per square mile). Evesham Township and Berlin Township are partly within the Pinelands National Reserve, and limited growth within the Pinelands area will impact the overall development of the municipalities. There are areas within Voorhees Township where development patterns are compact, but the Township is not urban in character.

Voorhees Township and Surrounding Municipalities Density Indicators					
	Acreage	Square Miles	Population per sq mile	Employment per sq mile	Housing units per sq mile
Voorhees Township	7,424	11.6	2,424	1,290.2	955.2
Gibbsboro Borough	1,408	2.2	1,109.3	599.5	385.9
Lindenwold Borough	2,560	4.0	4,415.5	2,437	2,090.3
Berlin Township	2,048	3.2	1,628.9	866.9	618.6
Cherry Hill Township	15,616	24.4	2,884.9	1,457.3	1,116.4
Somerdale Borough	896	1.4	3,778.9	1,959.3	1,577.9
Evesham Township	19,008	29.7	1,431.1	788.8	552.6
Camden County	145,920	228	2,289	1099.57	898
New Jersey	4,748,032	7,417.3	1,134.4	532.5	446.3

Source: Calculated from U.S. Census Bureau, 2000 Census data

4. Age of Population

The table below provides a breakdown of Voorhees's population by age cohorts and gender in 2000. The largest age cohort is the 35-44 age bracket, with 18.1% of the total population. This is consistent with the Township's median age of 37.2 years. The second largest age cohort is the 45-54 age bracket, with 16.1% of the population. The percentage of the total population older than 65 years of age is 10.9%, however, over 24.6% of the population is within the 45-54 and 55-64 age cohorts, indicating that the over 65 population will continue to grow, assuming that older residents chose to remain in Voorhees Township as they reach retirement age.

Voorhees Township Summary Population Characteristics 2000		
	Number of People	% of Total
Male	13,505	48.0
Female	14,621	52.0
Total	28,126	100.0
Under 5	1,767	6.3
5 – 14	4,380	13.7
15 – 24	3,060	10.9
25 – 34	3,829	13.6
35 - 44	5,104	18.1
45 - 54	4,527	16.1
55 - 64	2,384	8.5
65+	3,075	10.9
Median Age	37.2	N/A

Source: U.S. Census Bureau, 2000 Census

5. Household Characteristics

The next table includes family and household characteristics of the Township. In 2000, there were 10,489 households in Voorhees (11,084 housing units), and of those 7,072 identified as families. The average household size is 2.60 persons. The majority of the total households have two or more persons, at 73.1%; of which 56.9% are married households.

Voorhees Township Summary of Household Characteristics		
	Number	% of Total Households
Family Households	7,072	67.4%
Non-Family Households	3,417	32.6%
1 Person Household	2,826	26.9%
2+ Person Household	7,663	73.1%
Married Couple Families	5,974	56.9%
Single Female Householder	831	7.9%
Number of Households	10,489	100.0%
Persons Per Household	2.60	N/A

Source: U.S. Census Bureau, 2000 Census

6. Income Level

The 1999 income statistics presented in the table below indicate that Voorhees differs significantly from Camden County with regard to income. The Township had a household median income of \$68,402 and a mean (average) income of \$88,955 at the time of the 2000 Census, compared with the Camden County household median income of \$48,097, and mean income of \$60,661. Compared with neighboring municipalities, Voorhees has the second highest median household income (only Cherry Hill is higher at \$69,421). Additionally, 3.7% of Voorhees's families had household incomes below the federal poverty level. Among neighboring municipalities, Berlin Township, Lindenwold, and Somerdale had higher percentages of families (4.8%, 11.3%, 6.4%) with household incomes below the federal poverty level.

Council on Affordable Housing (COAH) regulations define low income (those earning up to 50% of the median household income for the region) and moderate income households (those earning from more than 50% to 80% of the median household income for the region). The figures are adjusted for household size and the municipality's geographic location.

Voorhees is located within Region Five, which includes Camden, Gloucester and Burlington Counties. The 2008 COAH income guidelines for Region Five (based on household size) range from \$26,005 (one person household) to \$49,038 (eight person household) for the upper limits of what is considered low income; and \$41,608 (one person household) to \$78,461 (eight person household) for the upper limit of what is considered moderate income. Median 2008 income for the region ranges from \$52,010 to \$98,076 depending on household size.

Adjusted for inflation using the Consumer Price Index (not including other factors that may influence household income), Median household income in Voorhees would be \$87,216 in 2008.

Voorhees Township 1999 Household Income			
	# Voorhees Households	Voorhees %	Camden County %
Less than \$10,000	647	6.2	8.3
10,000 – 14,999	308	2.9	5.3
15,000 – 24,999	645	6.1	11.0
25,000 – 34,999	780	7.4	11.3
35,000 – 49,999	1,320	12.6	15.8
50,000 – 74,999	2,042	19.4	21.2
75,000 – 99,999	1,626	15.5	12.4
100,000 – 149,999	1,698	16.2	9.8
150,000 – 199,999	697	6.6	2.6
\$200,000 +	742	7.1	2.3

Source: U.S. Census Bureau, 2000 Census

Voorhees Township 1999 Income Levels			
	Voorhees Households	Voorhees Families	Camden County Households
Median Income	\$68,402	\$86,873	\$48,097
Mean Income	\$88,955	\$108,291	\$60,661

Source: U.S. Census Bureau, 2000 Census

Voorhees Township and Surrounding Municipalities Median Income for Households and Families, 1999		
	Households	Families
Voorhees Township	\$68,402	\$86,873
Gibbsboro Borough	\$57,326	\$63,864
Lindenwold Borough	\$36,080	\$40,931
Berlin Township	\$54,448	\$61,042
Cherry Hill Township	\$69,421	\$80,766
Somerdale Borough	\$46,898	\$54,200
Evesham Township (Burlington County)	\$67,010	\$77,245
Camden County	\$48,097	\$57,429
New Jersey	\$55,146	\$65,370

Source: U.S. Census Bureau, 2000 Census

Voorhees Township and Surrounding Municipalities Percent Below Poverty Level		
	% Persons	% Families
Voorhees Township	5.7	3.7
Gibbsboro Borough	4.2	2.4
Lindenwold Borough	11.8	11.3
Berlin Township	5.9	4.8
Cherry Hill Township	4.0	2.5
Somerdale Borough	5.5	6.4
Evesham Township (Burlington County)	2.8	1.7
Camden County	6.2	4.3
New Jersey	8.5	6.3

Source: U.S. Census Bureau, 2000 Census

7. Employment Status of Residents

Of the 21,495 residents aged sixteen and over in 2000, 14,966 were in the labor force. Just over two percent of the labor force was listed as unemployed in 2000 (2.3%). The 2000 Census reported that New Jersey's unemployment rate was 3.7%. In July 2009 New Jersey's unemployment rate had reached 9.3%. Though municipal level unemployment figures are not available, the unemployment rate in Voorhees Township has surely increased, as the recession has impacted people across industries, in all geographic areas, and across the economic

spectrum.

Voorhees residents hold a diverse array of job types. The educational, health and social services account for 23.6% of the jobs held by Township residents. The mean travel time to work for Township residents is 31.0 minutes, slightly more than the Camden County average of 27.9 minutes and is an indicator that many residents travel significant distances in their cars to get to work. There are public transportation options in and around Voorhees, but many people would need to drive to commuter lots and then take public transit from there. Voorhees Township is largely a bedroom community where residents commute to work in employment centers such as Cherry Hill and Philadelphia. Yet, there are many offices and commercial enterprises in Voorhees as well.

The employment data included in the U.S. Census for Voorhees Township residents provides a picture of what types of work Voorhees Township residents are involved in, but does not indicate where those jobs are located. As indicated in the table below, the most significant employment activities are Educational, Health and Social Services with 23.6%; professional, scientific, management, administrative, and waste management services with 15.8%; and finance, insurance, real estate, and rental leasing with 10.5%. This is generally consistent with the distribution of jobs held by residents of the surrounding municipalities and the County.

Voorhees Township and Surrounding Municipalities Percentage distribution of Employment by Industry								
	Voorhees		Gibbsboro	Lindenwold	Berlin Township	Cherry Hill Township	Evesham Township (Burlington County)	Camden County
Industry Code	Jobs	%	%	%	%	%	%	%
1	16	0.1	0.3	0.1	0.0	0.0	0.1	0.1
2	405	2.8	7.6	6.4	11.3	3.6	4.3	5.8
3	1,123	7.8	8.3	9.7	9.8	8.9	9.2	10.3
4	646	4.5	6.2	3.6	4.6	4.2	4.7	4.2
5	1,490	10.3	14.8	14.6	13.5	12.1	13.1	12.8
6	644	4.5	6.6	5.9	4.6	3.2	4.1	5.6
7	563	3.9	3.0	2.6	2.1	2.9	3.4	3.0
8	1,514	10.5	13.2	8.2	8.5	10.1	11.0	8.1
9	2,282	15.8	7.6	9.5	6.8	14.8	14.4	11.3
10	3,406	23.6	22.7	18.6	20.6	25.4	21.6	22.2
11	1,165	8.1	3.8	11.7	4.5	6.4	6.1	7.2
12	666	4.6	2.4	5.5	7.4	4.1	3.6	4.7
13	534	3.7	3.6	3.5	6.4	4.3	4.4	4.7

Source: U.S. Census Bureau, 2000 Census

Industry Code:

1 – Agriculture, Forestry, Fisheries & Mining
 2 – Construction
 3 – Manufacturing
 4 – Wholesale Trade
 5 – Retail Trade
 6 – Transportation, Warehousing, Utilities
 7 – Information

8 – Finance, Insurance, Real Estate, Rental
 9 – Prof., Sci., Mgmt., Admin Services
 10 – Educ. Health, Social Services
 11 – Arts, Entertainment, Recreation, Food
 12 – Other Services
 13 – Public Administration

Employment of Voorhees Residents			
	# Persons	% Voorhees	% Camden County
Mgmt., Prof. & Related	7,809	50.4	35.5
Service	1,477	10.2	14.4
Sales and Office	3,902	27.0	29.3
Farming, Fishing & Forestry	29	0.2	0.1
Const., Extraction & Maint.	492	3.4	8.4
Production, Transp. & Material Moving	745	5.2	12.3
Total	14,454	100	100

Source: U.S. Census Bureau, 2000 Census

C. Employment

An analysis of the existing and probable future employment characteristics of the municipality.

There are a number of large employers in Voorhees Township including Virtua Health, New Jersey American Water, and Comcast and many smaller office, medical and retail employers. Additionally the local school district employs 461 people and the regional school district employment is in addition.

1. Local In-Place Employment

The 2003 NJ Employment and Wages Annual Municipality Report by Sector states that 16,232 of 17,309 jobs in Voorhees Township were held in the private sector. According to this report the two largest employment fields in the Township were the healthcare/social assistance field accounting for 32% of the workforce and the retail field, accounting for approximately 11% of the workforce. By 2006 (the latest year available at the municipal level), the total number of jobs in Voorhees had reached 18,217. The sector information is not available for 2006. This data counts employers covered under the New Jersey Unemployment Compensation Law and therefore does not account for jobs not covered by unemployment. The Township exceeds a one to one jobs to housing balance, which is an indicator for a well balanced community. The jobs to housing balance is often considered as a measure of sustainability and stability. A balance of 1.1 or higher indicates that at least in theory one person from each household could work within the Township. The fact is that many will still commute by choice or necessity, based on the particular requirements of the employed and the employer. The municipal jobs to housing balance also does not consider whether jobs are integrated within or close to neighborhoods, which would potentially improve quality of life for the residents by reducing costs, travel time, stress, and environmental impacts.

2. Employment Trends

COAH's analysis has indicated that Voorhees will gain 6,834 jobs between 2004 and 2018. This would be a 40% increase over 2003 employment. The Delaware Valley Regional Planning Commission also publishes employment projections. Since there is no existing source of municipal level 2005 employment data, DVRPC developed a methodology for 2005 municipal employment estimates. According to DVRPC's estimates employment in Voorhees Township is expected to increase by 1,057 jobs from 2005 to 2035 or 4.9%. This is a stark difference from COAH's projection and is one of the lowest percentages of change expected among municipalities in the nine-county DVRPC region. Employment in the Township will continue to

grow, but the rate of change will depend on a number of factors influencing the regional economy.

DVRPC Employment Forecast for Voorhees Township										
Year	1990	2000	2005	2010	2015	2020	2025	2030	2035	Change 2005-35
Projected Employment	14,925	20,668	21,562	21,746	21,956	22,138	22,309	22,470	22,619	1,057

Source: DVRPC 2035 Employment Forecasts, June 2007

3. Employment Outlook

Similar to other New Jersey Municipalities, Voorhees Township has felt the impacts of the recession. The office and light industrial areas of the Township are experiencing more vacancies than they have in the past and some retail space sits vacant and not occupied. The employment outlook is sure to improve consistent with the national recovery, but it may take some time. Voorhees Township has an Economic Development Director and an Economic Development Committee that meets monthly. The Committee provides information and assistance to businesses interested in locating or expanding in Voorhees, consistent with the Township's land use plan.

As the Township's population has grown, commercial development has followed. Though the current economic climate has created uncertainty about the potential for growth in the near term, there are a number of non-residential development proposals that may be realized over the next several years. In addition to the smaller office and retail developments, there is a proposed assisted living facility and the new Virtua Health campus, which will be built-out in two phases. The first phase includes the relocation of the existing hospital from Evesham Road to the new campus, as well as a medical center, cancer center and ambulatory care facility. Phase II will not be completed within this COAH Round (through 2018), but will include a diagnostic imaging center, two ancillary office buildings, a medical conference center, two medical office buildings and associated lodging. As land becomes scarce, creative Infill development and redevelopment are also possible, but additional large scale projects are not yet known.

4. Projected Employment

In accordance with N.J.A.C. 5:97-2.4(b), the Township has opted to utilize the municipal household and employment projections in Appendix F of COAH's rules for planning purposes. The first table below includes COAH's employment projections for Voorhees from Appendix F. The Township believes that the employment growth projections provided by COAH are excessive based on the current and projected local conditions. The second table below summarizes COAH's Appendix D, which includes the resumed jobs to square footage ratios for various uses. The third table below summarizes the non-residential certificates of occupancy and demolition permits issued in the Township between 2004 and 2008; which according to COAH's Appendix D, would have created 677 jobs in the Township. The non-residential development that has been approved but not yet occupied was also reviewed in preparing this plan.

It is hard to imagine how and where an additional 6,000 plus jobs could be created over the next nine years. However, the actual growth share will be measured based on the square footage

authorized by permanent certificates of occupancy for new or expanded non-residential development for each use group outlined in COAH's Appendix D, provided below. In accordance with N.J.A.C 5:96-10, growth will be monitored every two years and will be compared to the actual provision of affordable housing. The Township intends to monitor actual employment as well as square footage so that the added employment can be assessed realistically.

COAH has developed workbooks to assist in reviewing the calculations. **Workbook A** is included as **Appendix A**

Voorhees Township Projected Employment Growth as outlined in COAH's Substantive Rules and Appendices	
Employment Growth Projection 2004-2018	6,834 jobs

Summary of COAH Appendix D Use Groups for Projecting Non-Residential Growth Share N.J.A.C. 5:97			
Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings, banks	5,714	2.8
M	Mercantile uses- retail, shops, gas stations	9,412	1.7
F	Factories where people make, process, or assemble products	13,333	1.2
S	Storage uses, excluding parking garages	16,000	1.0
H	High hazard manufacturing, processing, generation and storage uses	10,000	1.6
A1	Assembly uses, including concert halls and TV studios	10,000	1.6
A2	Assembly uses, including casinos, night clubs, restaurants and taverns	5,000	3.2
A3	Assembly uses, including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship	10,000	1.6
A4	Assembly uses, including arenas, skating rinks and pools	4,706	3.4
A5	Assembly uses, including bleachers, grandstands, amusement park structures and stadiums	6,154	2.6
E	Schools K – 12	Exclude	Exclude
I	Institutional uses such as hospitals, nursing homes, day care facilities, assisted living facilities and jails.	6,154	2.6
R1	Hotels and motels; continuing care facilities classified as R2	9,412	1.7
U	Miscellaneous uses, including fences, tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

Non- Residential Certificates of Occupancy and Demolition Permits Issued 2004 to 2008⁶							
	2004	2005	2006	2007	2008	Total	Jobs
Office	42,000	12,824	11,665	--	-	66,489	186
Retail	15,903	14,153	--	22,067	12,000	64,123	109
Storage/ Warehouse	10,004	5,000	-	12,000	-	27,004	27
Nursing/ Continuing Care		152,981*	-	-	-	152,981	397 (App D) ⁷ 140 (actual)
Pool House	1,112	-	-	-	-	1,112	4
Social/Fitness Building	16,302	-	-	-	-	16,302	25
TOTAL Jobs							748 jobs App D 491 jobs actual
Non-Residential growth share							47 units App D 31 units actual**

*Lion's Gate Assisted Living/skilled nursing (96,731) and Manor Care Health Services (56,250)

** based on waiver request below

a. Waiver for Employment Projection

The Township is requesting a waiver, as permitted by N.J.A.C. 5:96-15.2, from the strict application of the jobs to square footage ratios provided to measure non-residential growth share in Appendix D. The first waiver is for the actual number of jobs created by the Lion's Gate Assisted Living and Skilled Nursing Facility and the Manor Care Health Services facilities. The second and third will be for a hotel and hospital that have been approved, but not yet constructed. Once the facilities are close to occupancy, detailed information from management will be provided to demonstrate the actual employment generated by the uses.

1. Assisted Living, Skilled Nursing and Rehabilitation. In 2005 the Lion's Gate Assisted Living and Skilled Nursing facility (96,731 square feet) received a Certificate of Occupancy. The CEO of the facility has advised that the actual number of full time equivalent employees is between 85 and 90. COAH's Appendix D would presume 251 jobs. Also in 2005 the Manor Care Health Services facility (56,250 square feet), which provides nursing and rehabilitation care received a certificate of occupancy. The administrator advised that the actual number of employees is between 45 and 50. Using the high end of the spectrum, the total employment created by the two facilities is 140, not 397.
2. Hotel. The Township has approved a 100 room hotel and restaurant that have not yet been constructed. According to COAH's Appendix D this project would create 140 jobs - 107 of which are attributed to the hotel. The hotel is a limited service hotel, which

⁶ There is a substantial discrepancy between the information gathered from the Township's records on Certificates of Occupancy issued between 2004 and 2008 and information posted on the DCA's New Jersey Construction Reporter. We have used Township data here, because it is a primary source and the Construction Reporter appears to have double counted several COs adding 134,626 square feet of office development and 234,786 additional square feet of retail development.

⁷ Waiver is requested for actual employment

typically has less than 10 employees. Documentation will be provided to COAH when the facility is under construction.

3. Hospital. A new hospital is currently under construction that will replace an existing outdated hospital within the Township (Virtua Hospital). The existing hospital consists of 257,000 square feet and the new hospital will be 680,500 square feet. According to COAH's Appendix D the existing hospital would have 668 employees and the new hospital would have 1,769 employees – an increase of 1,101 jobs. Virtua's Chief Operating Officer has indicated that there are currently approximately 1,000 full time equivalent workers at the hospital and the new hospital facility will have approximately 1,300 full time equivalent workers, an increase of 300 (19 affordable units instead of 69). First the Township requests a waiver from the strict application of Appendix D, based on the information provided by Virtua's COO. Secondly, despite the potential increase in employment, the Township will request a waiver of providing affordable housing at the 1:16 ratio for the new jobs associated with the hospital, because the Township is not able to collect funds from the non-profit hospital for the affordable housing trust fund.

Though COAH's rules assign a number of affordable units that must be planned for, the affordable housing must only be provided proportionate to market rate housing and new jobs. **Based on the non-residential growth that has occurred between 2004 and 2008, the current non-residential growth share is 31 units (47 if the waiver for assisted living is not granted).** COAH will review municipal plans every two years from plan approval. It is anticipated that COAH's first biennial review will take place in 2012. Given the sluggish economy and the uncertainty about the pace of recovery, it is difficult to project how much growth may occur over the next two to three years. The Township has projected employment growth based on the potential for completion of developments that have been approved but not yet constructed.

D. Projected Housing Stock

A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

Voorhees Township's housing stock grew at briskly throughout the 1970s and 1980s, with the number of housing units doubling in both decades. In 1980 there were 4,883 housing units and by 1990 there were 9,905 housing units, an increase of 102.8 percent. In 2000 there were 11,084 housing units, an increase of 1,179 units or 11.9% between 1990 and 2000. Though residential growth in Voorhees will likely continue, the rate of housing unit production will be much less than it was during the Township's housing boom. It is expected that the percent change in the total number of housing units between 2000 and 2010 will be in the 8% to 10% range. The rate of change will continue to decrease in the next decade as a result of diminishing development opportunities.

The uncertain economy makes it difficult to realistically project the timing of the remaining residential growth that may occur in Voorhees. There are 681 potential housing units that have been approved but not yet constructed, of which 425 are within the Town Center Redevelopment Area, which is under construction. As the Township approaches full "build out" the majority of the remaining vacant lands that are not already slated for development will be environmentally constrained. The potential for residential growth on undeveloped land is

lessening. Redevelopment and adaptive reuse may provide additional housing opportunities in the future, but there will likely be a delay before redevelopment becomes the primary focus since much of the existing development in Voorhees is less than 50 years old.

1. Historical Trends for Residential Growth

Residential growth in Voorhees has been moderate over the last 12 years. From 1997 through 2008 the yearly average is 136.58 certificates of occupancy.

Ten-year Historic Trend of Certificates of Occupancy and Demolition Permits												
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
COs Issued	487	194	40	75	122	67	16	155	140	82	233	28
Demolitions	3	13	4	1	7	4	3	3	3	9	12	1
Net	484	181	36	74	115	63	13	152	137	73	221	27

Source: New Jersey Construction Reporter. There are discrepancies between NJ construction Reporter and data obtained from the Township's construction office.

2. Residential Growth Projections

In accordance with N.J.A.C. 5:97-2.4(a) the residential component of the Township's projected growth share may be determined using the household projection provided in COAH's Appendix F. Below are COAH's household and employment projections from Appendix F. COAH has developed workbooks to assist in reviewing the calculations, **Workbook A** is included as **Appendix A** of this plan.

Voorhees Township Projected Residential Growth as outlined in COAH's Substantive Rules and Appendices	
Household Growth Projection 2004-2018	1,256 units
Residential Growth Share Obligation	251 affordable units

The residential certificates of occupancy issued between 2004 and 2008 are reviewed below to provide a frame of reference for the affordable housing obligation that has already accrued.

Residential Certificates of Occupancy and Demolition Permits Issued 2004 to 2008 ⁸						
	2004	2005	2006	2007	2008	Total
COs for Single Family	154	169	112	76	27	538
COs for Multi-Family Units	-	-	--	152 *	-	152
Demolitions	2	3	5	2	1	13
Net	152	166	107	226	26	677

*Lion's Gate Independent Senior Apartments

The current residential growth share based on residential development that has occurred between 2004 and 2008 is 169 units. The redevelopment of the Echelon Mall site is slated to accommodate 425 residential housing units, of which 25 will be affordable in accordance with

⁸ Information on COs was obtained from the Township for 2004 through 2007 and the New Jersey Construction Reporter for 2008.

COAH's rules. The last phase of the Lion's Gate senior project is also expected to produce 50 additional housing units. There are a few additional housing projects that may materialize when the housing market rebounds, it is unlikely that the 1,256 unit projection will be fully realized.

E. Fair Share Obligation

A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.

1. Fair Share

The new "growth share" methodology for Round III provides that for every 4 market rate housing units, one affordable unit must be provided, and for every 16 new jobs created one affordable unit must be provided. The non-residential ratio is based on the average number of jobs created per square foot of space based on the use. The COAH projections estimate that Voorhees Township will gain 1,256 housing units and 6,834 jobs between 2004 and 2018.

Voorhees Township Cumulative Affordable Housing Obligation COAH Workbook A	
Rehabilitation Share (from COAH Appendix B)	86
Prior Round Obligation (new construction for rounds I and II) (from COAH Appendix C)	456
Growth Share 2004 to 2018	251 for residential growth
	427 for employment growth
	678 Growth Share Total
Total Obligation	1,220 units

2. Availability of Existing and Planned Infrastructure

Voorhees Township is served by both public water and sewer systems. The entirety of Voorhees Township is within the Camden County Municipal Utilities Authority's sewer service area. Wastewater is collected by the local sewer collection system, which is managed by the Township Sewer Department. There are 13 pump stations within the Township that pump wastewater to the CCMUA trunk lines. There are two metering stations within the Township at Sycamore and Rural Avenues. Wastewater is conveyed to the regional system and delivered to the Camden County Municipal Utilities Authority's water pollution control facility in Camden City where it is treated and discharged. The Township currently sends approximately 3.5 million gallons per day to the treatment facility and the Township's total allocation is approximately 4 million gallons per day. The remaining 500,000 gallons per day of treatment capacity is expected to be sufficient to handle full build-out of the Township.

The Cooper Road pump station is currently at full capacity. As a result, there is a waiting list for sewer hook ups in the drainage area serviced by the Cooper Road pump station. As part of the Virtua Campus development, Virtua will build a regional pump station along Dutchtown Road, which will provide service to the area. When the new pump station is up and running in late 2010 or early 2011, the Cooper Road pump station will be decommissioned.

The Township's wastewater engineer is currently preparing an update to the Township's Sewer Master Plan. Relevant updates will be added to the Housing Element and Fair Share Plan as they become available.

Water is supplied directly to customers in Voorhees Township by New Jersey American Water Company. There are no allocation restrictions on the Township.

3. Anticipated Demand for Types of Zoning Uses

The Township has adopted a Master Plan Reexamination Report in 2005 and a Master Plan Amendment in 2007. As is typical in developing suburbs, the development of housing generally preceded development of office, retail and service uses. The Township's Master Plan has aimed to provide the foundations for a variety and balance of uses that would contribute to the well being of the community – with fiscal stability, maintenance of the housing stock, preservation of open space, and focus on infill and efficient development patterns. With its convenient location, easy access to transportation, employment, recreation and shopping opportunities, Voorhees will likely remain a desirable location for residents and businesses into the future. Yet, physical space is limited (past Master Plans have estimated full “build-out” in 2015) and the Township's character is developed, but not crowded. The Township residents intend to maintain the essential character of the Township. MAP 4 is an aerial photograph of the Township showing areas that have been approved with subdivision or site plans, but that have not yet been constructed. MAP 5 shows publicly owned and private preserved open space and recreation space.

In order to direct development to appropriate locations the Township has adopted a zoning plan to reflect the desired development as well as a redevelopment plan for the Echelon Mall site (Voorhees Towne Center) that permits housing in a “downtown” setting along with professional offices and retail. The redevelopment project is currently under construction and new office and retail tenants have opened. Smart growth policies and “greener” mindsets have shifted some development focus away from areas on the urban fringe in favor of infill and redevelopment closer to existing infrastructure and services; so it is likely that interest in capitalizing on development opportunities in Voorhees will remain. Following the adoption of the 2005 Master Plan, some revisions were made to the Township's overall zoning scheme that provided more flexibility in the dominant commercial zoning district along Route 73 while encouraging planned commercial development with high quality design. The rezoning scheme has been successful in working with market forces to provide a variety of commercial developments along the commercial corridor. Though the recent recession has slowed the pace of investment and expansion, it is anticipated that demand for commercial space will increase over the long term as we climb out of the recession. However, the focus in the near future may be on filling existing commercial space or retrofitting existing buildings instead of creating new space.

The majority of the land suitable for high and moderate density residential development has already been developed, however there are a number of potentially developable properties scattered throughout the Township, as well as future redevelopment opportunities.

4. Anticipated Land Use Patterns

Future development patterns are expected to vary somewhat from the traditional suburban pattern that has dominated in the past. Development potential is being channeled to specific areas where it has been determined that development will benefit the Township and the region. While land use changes will continue to occur incrementally throughout the Township in

privately owned land, the Township has and will continue to lay the foundations that will direct growth to targeted areas, to promote efficient and effective use of land with access to transportation infrastructure, utilities infrastructure, and to minimize disturbance to remaining open space areas. Specifically, the new Virtua Health Campus on Route 73, other complimentary commercial development along the Route 73 corridor, the redevelopment of the Echelon Mall area to create the new Voorhees Town Centre, infill development at the Main Street site, and future redevelopment of the old Virtua Hospital site. Cluster development is encouraged for residential lands to make more efficient use of space and preserve valuable resources. The Township has an open space tax (.02 per \$100 assessed value) that collects approximately \$780,000 per year. The Township's open space program, along with matching funds from non-profit organizations and other levels of government when available, will be utilized to continue to implement the goals and objectives of the Township's Open Space Plan, to maintain the quality of life desired by the residents. The existing zoning for Voorhees is shown on MAP 2 and State Planning Areas for Voorhees are shown on MAP 3.

5. Municipal Economic Development Policies

Voorhees Township has an Economic Development Director and an Economic Development Committee that meets monthly. The Committee provides information and assistance to businesses interested in locating or expanding in Voorhees, consistent with the Township's land use plan. The Township encourages a dynamic business environment and welcomes clean businesses to locate in appropriate areas. In accordance with the recommendations of the 2005 and 2007 Master Plan Amendments, the Township created a Major Business zone along the Route 73 corridor to encourage large scale coordinated development that would minimize detrimental traffic impacts, ensure necessary infrastructure improvements, and require desirable building and site design. The Township is not proposing any changes to its economic development policies as a result of this fair share plan.

6. Constraints on Development

The Township has completed an Environmental Resources Inventory that details the environmentally sensitive areas within the Township and identifies wildlife habitat areas. The Township's policy as well as state and federal regulation will ensure that wetlands and stream corridors will continue to be protected. Development in the environmentally sensitive areas of the Township must ensure that there will not be any detrimental environmental impacts resulting from the development. The Township will aim to create greenways to connect open spaces in accordance with the Open Space Plan to protect and hold these areas in the public trust. Acknowledging the environmental constraints allows the Township to make informed land use policies and decisions. Despite the environmental constraints in some areas, there are other areas that are suitable for more concentrated development.

Currently development in the area served by the Cooper Road pump station is constrained because the facility is at capacity, but this will be alleviated within two years when the Dutchtown Road facility is operational. The area of the Township around the headwaters of the Rancocas Creek is designated as Planning Area 5 on the proposed State Plan Policy Map, which may also serve to limit development in the future.

7. Existing or Planned Measures to Address Constraints

Environmentally sensitive lands will be protected as a natural resource and there are no plans to "address" these constraints. In order to ensure the continued protection of environmentally

constrained land, development will continue to be directed to suitable areas. At present there are sufficient opportunities to meet the fair share obligation without unduly impacting environmentally constrained areas. As the Township approaches “build out”, the focus for development will shift to redevelopment of underutilized and previously developed properties. The infrastructure limitation and the plan to address it are described in section 2 above.

F. Consideration of Lands for Affordable Housing

A consideration of the lands most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

As outlined in the preceding sections, the vast majority of land within Voorhees Township is either developed, approved for development, or permanently preserved, yet there are a number of parcels that could be used for the development of affordable housing when the need arises. Some of the purposes of planning (in accordance with NJ Municipal Land Use Law N.J.S.A. 40:55D-2) are: (e) to promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment; (g) to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; (j) to promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land. In fulfillment of these purposes, the Township has proactively planned for the development of the municipality.

Voorhees Township’s planning efforts over the years have considered the appropriate use and density for land in the municipality. Land use categories are reviewed at least every six years (through the Master Plan Reexamination process) and changes are recommended if changes in circumstances or local policy priorities warrant revisions to implement the Township’s goals and objectives. The Township has considered the appropriate locations for all uses, including affordable housing, and has set forth a plan to provide opportunities for all housing types. Based on the calculations of COs issued from 2004 through 2008, the Township’s current growth share obligation is 200 affordable units. It is anticipated that a maximum of an additional 100 units will be needed by the first biennial plan review. The Township has considered which mechanisms will be employed to provide additional affordable housing opportunities and has considered the appropriate locations for such housing. Simply because a piece of property is “available” does not make it appropriate for the construction of affordable housing. Lands most appropriate for the construction of affordable housing should meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13, should fit into the context of the community overall, and should be consistent with local planning priorities.

1. Existing Apartments.

There are six apartment complexes within Voorhees Township, consisting of 2,300 residential units and are generally located within areas of concentrated population in established neighborhoods, and close to amenities such as shopping, major transportation routes and community facilities. These apartment complexes are listed in section III.D below with their

location, number of units and current price ranges. Some of the units may be considered for conversion to affordable housing utilizing a COAH-sanctioned “Market to Affordable” program in order to meet the need for affordable housing, while making use of existing housing stock.

2. Vacant Land within Areas zoned for residential development.

The undeveloped lots within the moderate density residential districts would be the most ideal locations for additional affordable housing. A review of available, undeveloped land within the residential zones reveals that there are limited opportunities for additional residential growth in the areas zoned for residential development. A review of MAP 2 (Zoning) and MAP 4 (showing aerial photo with approved developments and preserved open space) demonstrates this fact. Since there is little land available, the Township will consider creative reuse of previously developed sites to create inclusionary opportunities and will focus its efforts to procure land for the development of additional 100% affordable housing projects as described in Section III.D below. There are a few scattered “underdeveloped” sites in residential zones that may emerge as potential sites in the future, but their conversion to a more intense residential use is not imminent.

3. Redevelopment Sites

Redevelopment sites present opportunities to create new uses where old uses have gone vacant or where buildings and site design have become obsolete. The redevelopment of disturbed sites also presents the opportunity to increase development intensity in smart growth areas while improving environmental quality. Prior to the release of the new Round III COAH rules, Voorhees created a redevelopment area in the vicinity of the Echelon Mall, to breath new life into the struggling shopping area. The Township is also considering the potential redevelopment of other sites such as the current Virtua Hospital, which will be vacated in 2011 when the hospital is relocated to the new facility on Route 73, and the RCA gravel pit on Centennial Boulevard. Other redevelopment opportunities will also be considered as they arise.

III. Voorhees Township's Fair Share Plan

A. Total Fair Share Obligation

Voorhees Township's total fair share obligation for the cumulative period from 1986 to 2018 is 1,220 low and moderate income housing units. This includes a rehabilitation obligation of 86 units, a Prior Round obligation of 456 affordable units and a Third Round growth share obligation of 678 units. In the period prior to 2000 numerous housing units were rehabilitated, but the slate is now cleared and the new rehabilitation obligation is based on 2000 Census figures and COAH's revised methodology.

Voorhees Township Cumulative Affordable Housing Obligation COAH Workbook A	
Rehabilitation Share (from COAH Appendix B)	86
Prior Round Obligation (new construction for rounds I and II) (from COAH Appendix C)	456
Growth Share 2004 to 2018	251 for residential growth
	427 for employment growth
	678 Growth Share Total
Total Obligation	1,220 units

B. Prior Round Obligation

As indicated above, Voorhees's prior round obligation is 456 affordable units. The Township filed its first Housing Element and Fair Share Plan with COAH on July 8, 1987. The Township's Amended Housing Element and Fair Share Plan ultimately received substantive certification from COAH on May 10, 1994 (expired on May 10, 2000). The Planning Board adopted a Cumulative Round II Housing Element and Fair Share Plan on April 26, 2000 and the plan was endorsed by Township Committee on May 8, 2000. Over the course of four years COAH reviewed the plan and the Township provided additional information as required. The Township received Substantive Certification of its cumulative Round II Fair Share Plan on March 3, 2004. The substantive certification expires on March 3, 2010. The plan addressed the Township's entire rehabilitation (20 units) and new construction (456 units) obligation and provided for 63 surplus credits. The surplus assumed that the Van Buren Road site (Judith Flicker House) would provide 30 affordable units, of which 15 would be age-restricted. The site was ultimately developed with 36 affordable units, 18 of which are age-restricted. Therefore the surplus may be increased to 69 units.

The prior round obligation was satisfied as shown in the table below. Twenty of the units are to satisfy the rehabilitation obligation, leaving a 69 unit surplus.

Voorhees Township Prior Round Compliance		
Project Site	Credit Type	Number of Credits
Echelon House	Prior Cycle Credits	267
Guidance Center Group Home	Prior Cycle Credits	7
Chelsea Place	Inclusionary Development	72
Chelsea Place Rental Bonus	Inclusionary Rental Bonus	47
Group Homes	37 Homes 1990 to 2002	99
Rehabilitation	Camden County Com Dev	17
Judith Flicker House (Bancroft)	100% Affordable	36
Total		545

C. Cumulative Prior Round and Third Round Obligation

In 2005 the Township Planning Board adopted a Master Plan Reexamination Report that included a Housing Element section (page 29). The first set of Round III COAH rules had been adopted in December 2004, and at that time it was anticipated that the slowing growth in the Township and the Township's Round II affordable unit surplus would result in a minimal additional Round III obligation. The 2005 Master Plan Reexamination recommended that the Township adopt a mandatory development fee ordinance to allow the Township to collect funds that would eventually be utilized to purchase Regional Contribution Agreements (RCAs), which were permitted by COAH's rules at that time. It was expected that RCAs and the surplus would be utilized to satisfy the Round III obligation. Subsequently, the COAH rules changed, and the Township's assumptions about its Round III compliance strategy no longer hold.

The Township is committed to providing realistic opportunities for the provision of affordable housing that fit within the fabric of the community and that are economically feasible. In order to provide for the Township's total affordable housing obligation, the current conditions and prospects for future development have been considered. The feasibility of various compliance mechanisms has been explored. Despite the fact that the Township has serious concerns about the rationale upon which COAH's current rules are based, the Township has prepared a plan that complies with those regulations and reserves its right to adjust the plan if the laws change as anticipated.

Based on COAH's substantive rules there are a number of parameters that must be considered in preparing the Fair Share Plan (N.J.A.C. 5:97-3). The table below details several of the parameters as they relate to the Township's affordable housing obligation number.

VOORHEES TOWNSHIP PARAMETERS FOR GROWTH SHARE AFFORDABLE HOUSING CREDITS 678 UNIT GROWTH SHARE OBLIGATION				
Unit Type	Rule	REQUIRED for Voorhees Twp Based on obligations above	Potential bonus Credits (may not exceed 25% of growth share)	Totals Proposed
Rental Obligation for Round III	5:97-3.10(b)(3) 25% of the growth share obligation	170 units	For family rental units or supportive housing above the 170 required 5:97-3.6	370 (possibly more)
Family Rental Units for all Rounds	5:97- 3.4 and 3.6(a)(4) 50% of all rentals must be family rentals	85 units	Overlaps with above	229
Family Units	5:97-3.9 50% of the units addressing growth share must be family units	254		379
Age Restricted Units for Round III	5:97-3.10(c) Maximum of 25% of growth share obligation	Maximum of 170	--	285 ⁹
Low income requirement	5:97-3.3 and PL2008 c 46 50% of units low	339 low income (or 254 for ½ of all units with full use of bonus credits)	--	As required
Very low income	5:97-3.3 and PL2008 c 46 13% of units very low	66 very low income (13% of actual units produced and p/o the low income total)	For very low income rental units(above 10% of total)	

⁹ 285 age restricted units (18 at Judith Flicker House and 267 at Echelon Towers) are proposed. The growth share obligation is 678 units. 170 bonus credits are permitted, so 508 actual growth share units are required. Voorhees proposes 479 non-age restricted units.

D. Plan Proposals

The Fair Share Plan for Round III will meet all requirements outlined above. The table below is an overview of the Fair Share plan proposals, all of which are explained in more detail in the next sections.

Based on the growth that has already taken place in the Township between 2004 and December 2008 the Township has a current growth share obligation of 200 units (31 for non-residential and 169 for residential). Since the Township has a 69 unit surplus from the Prior Round, the current “deficit” resulting from the retroactive application of COAH’s rules is 131 units.

Voorhees Township Round III Affordable Housing Compliance Summary 678 Credits plus 86 Rehabilitations Required					
Compliance Mechanism	COAH Round	Number of Actual Units	Bonus Credits	Bonus Type	Number Possible Credits
Rehabilitation -86 required ¹⁰	III	30	n/a	n/a	30
Prior Round Surplus	II	69	n/a	n/a	69
PREIT Services (Echelon Mall Redev-)	III	25	8	Redevelopment NJAC 5:97-3.19	33
Market to Affordable Rentals	III	67	67	Rental NJAC 5:97-3.6	134
Supportive and Special Needs	III	76 bedrooms	6	Rental bonus NJAC 5:97-3.6(a)(2)	82
Old Virtua Hospital Site	III	150	50	Redevelopment NJAC 5:97-3.19	200
Tucker/Brandywine at Main Street	III	37	n/a	n/a	37
100% Affordable Rental (RCA Site)	III	100	39	Rental NJAC 5:97-3.6	139
Extension of Expiring Controls Echelon Towers	III	267	n/a	n/a	267
Total required including Rehabilitations		764			
TOTAL possible credits		821	170		991

¹⁰ N.J.A.C. 5:97-6.2(b)(7) provides that rehabilitation credits may be provided through new construction.

1. Rehabilitation Share

(N.J.A.C. 5:97-4.5 and NJAC 5:97-6.2)

86 unit obligation (COAH Appendix B), 30 units proposed

Voorhees Township's rehabilitation share is 86 units. In order to meet the rehabilitation requirements, the Township will continue to participate in Camden County's rehabilitation program, and will coordinate this aspect of the compliance plan with the County. Currently the County utilizes CDBG funds and HOME funds to administer a rehabilitation program for eligible Camden County residents. Since April 1, 2000 the County has rehabilitated nine (9) homes in Voorhees Township. The average expenditure per home on hard costs was \$16,941. Appendix I includes the project information from Camden County. The Township seeks credit for the nine units already rehabilitated, and will continue to participate in the County's program over the next ten years. It is likely that ten to fifteen (15) additional units in Voorhees will be rehabilitated without any further Township intervention, but in order to satisfy COAH's requirement for 86 rehabilitated units, the Township will need to ensure that 77 additional units are rehabilitated or provide for the credits through new construction in accordance with N.J.A.C. 5:97-6.2(b)(7). The Township will meet with Camden County officials to determine whether the inter-local services agreement with the County may be broadened so that the County may administer the municipal rehabilitation program in order to achieve efficiencies in service delivery. The Township would transfer funds from the affordable housing trust fund to the County for the rehabilitation program, adding efficiency to the process.

COAH's rules require that an average of \$10,000 per unit be spent for the rehabilitations completed after June 2, 2008. The units must have affordability controls for 10 years, and the rehabilitation program must be available for both owner occupied and rental units. In order to ensure that 30 units are rehabilitated over the next nine years, the plan assumes that ten units will be rehabilitated through the normal process of the County's CDBG rehabilitation program and that the Township will need to fund an additional 11 units. For the sake of Voorhees's spending plan we will assume that \$132,000 will be needed for the rehabilitation program.

2. Inclusionary Development, (N.J.A.C. 5:97-6.4)

Inclusionary Development is provided through zoning for development that provides a financial incentive to produce the affordable housing, including increased densities and reduced costs to the developer. The inclusionary development may apply to all zones or specific sites. COAH's rules attempt to implement the policies of the State Plan for compact forms of development and realistic opportunities for affordable housing development by providing minimum presumptive densities for inclusionary housing. Voorhees Township is located in Planning Areas 1 and 2 (metropolitan and suburban), and the 2009 draft of the state plan shows some areas as Planning Area 5 (environmentally sensitive). The presumptive densities are as follows:

Planning Area	Presumptive Density	Maximum affordable set aside
Planning Area 1	8 units per acre	25%
Planning Area 2	6 units per acre	25%
Planning Area 5 in Sewer Service Area	4 units per acre	25%

2a. PREIT Services, LLC

Town Center Redevelopment

Block 150.01, lots 1, 2, 2.01, 3, 3.01 and 4 to 11

25 units + 8 redevelopment bonus credits = 33 credits

MAP 7, Tax Map showing location

The site plan and subdivision for the redevelopment of the Echelon Mall site for a mixed use “town center” was approved in August of 2006 with amendments in 2007 and is currently under construction. The overall Redevelopment Plan called for the reinvention and modernization of the Echelon Mall site with a mix of residential, commercial, office, civic, and recreation uses using innovative design principles and focusing on creating a “sense of place”. The plan includes demolition of significant portions of the enclosed mall, redesigning the remaining mall area to face outward instead of inward, and the development of a mixed use component with ground floor retail, offices and restaurants along with 400 market rate and 25 affordable housing units. The Township adopted a redevelopment plan for the area on May 22, 2006. At the time the new third round COAH rules had not yet been released, and therefore the Township was unaware that the redevelopment project would create 100 unit (+/-) affordable housing obligation. The redevelopment plan required that the applicant would comply with the Round III growth share in place at the time by providing adequate credits to provide for the obligation generated. At the time it was understood that the growth share ratio was 1:8 and that rental bonuses would be available. The Township requests the compliance bonus in accordance with N.J.A.C. 5:97-3.17. the compliance bonus provides that a municipality may receive two units of credit for each affordable housing unit that has been included in a development that received preliminary or final approval, or was the subject of an executed developers agreement between December 20, 2004 and June 2, 2008 when the site meets three conditions. The only condition that the site does not meet is that the Township had not filed a third round petition for substantive certification prior to January 25, 2007. The Township acted to ensure the production of affordable housing consistent with the rules in place at the time, but had not yet filed a Round III plan.

The 25 proposed affordable rental units have been proposed consistent with a redevelopment plan, which requires that the following information be provided with the petition for substantive certification (N.J.S.A. 40:55D-6.6(d)):

- Information regarding the redevelopment area on form provided by COAH is included as Appendix K.
- The resolution adopted by Township Committee (163-03) determining redevelopment need was sent to the DCA Commissioner, and the determination was accepted since it is in Planning Area 1, a smart growth area.
- The redevelopment plan was adopted by the Township Committee in accordance with Ordinance 86-06 on May 22, 2006.
- The site is located in the western portion of the Township and is bound by Somerdale Road, Echelon Road, Laurel Road and Burnt Mill Road. The area consists of approximately 115 acres. The portion of the area currently under development was developed as a shopping mall in the 1960s and had high vacancy rates by the early 2000s. The property owner has collaborated with the Township to create a plan that will reinvent the site by reducing the overall amount of retail space by 269,891 square feet, adding 425 residential units, and adding pedestrian oriented, human scaled amenities and shopping opportunities.

Relocation of some businesses was needed, but has taken place on site through internal negotiations and did not require Township intervention.

- The property owner/developer is PREIT Services, Inc, 200 South Broad Street, Suite 300, Philadelphia, PA 19102.
- The site is under construction. While the economic recession may have slowed the intended pace of development, some office and retail spaces have already been remodeled and some new construction has opened.
- The Township is seeking redevelopment bonus credits in accordance with N.J.A.C. 5:97-3.19. A waiver is requested if required since the affordable housing set aside is for 25 out of 425 total units, which is less than 15%. The development and affordable housing set aside were established in the time between COAH rounds, when the rules were not known.

Site Suitability in accordance NJAC 5:97-3.13

Sites designed to produce affordable housing must be available, approvable, developable and suitable according to the criteria set forth in NJAC 5:97-3.13.

- i.) The site has clear title and is free of encumbrances which preclude development of affordable housing. The development has received approvals and is under construction.
- ii) The site is adjacent to compatible land uses and has access to appropriate streets.
- iii) Adequate sewer and water capacity are available to the site.
- iv) The site can be developed consistent with the residential site improvement standards (NJAC 5:21)
- v) The site is within Planning Area 1 on the State Plan Policy Map.
- vi) The development will adhere to wetlands constraints and will not require any freshwater wetland permits, is not adjacent to a Category One waterway, and is not affected by steep slopes.
- vii) The property is not within a historic district and is not an architecturally or historically important site.

Block and lot	Block 150.01, lots 1, 2, 2.01, 3, 3.01 and 4 to 11
Address	Echelon Road
Owner	Echelon Title, LLC % PREIT 200 S Broad Street, 3rd Floor Philadelphia, PA 19102
Acreage	Entire site is +/- 78 acres
Current zoning	TC Town Center and Town Center Redevelopment Overlay
Surrounding Land Uses	The overall site is bound by Somerdale Road to the north, Echelon Road to the east, Laurel Road to the south and Burnt Mill Road to the west and includes residential buildings (apartment and condo), retail, office, daycare mixed use. Osage School is across Somerdale Rd to north multi-family residential across Echelon Road to east, office and residential across Laurel Road to south and commercial across Burnt Mill Road.
Planning Area	Planning Area 1
Access	Accessible by all four surrounding roads. Site is served by public sewer and water service.

2b. Virtua Hospital Site

Virtua Health, 101 Carnie Boulevard

block 202.26, lot 14

150 units + 50 redevelopment bonus credits = 200 credits

MAP 8, Tax Map showing Location

The site is 37 acres and currently contains the Virtua Hospital at Voorhees as well as a health education center, a medical office building, child development center, parking and accessory structures. Virtua Health is currently constructing a new 680,500 square foot state-of-the art hospital on Route 73 in Voorhees Township. When the new hospital is fully operational sometime in 2011, the old Virtua Voorhees hospital (+/- 225,000 sq ft) will be vacated. Virtua does not currently have any plans for the hospital site and intends to sell it. Upon vacation of the site by Virtua, the Township will conduct redevelopment needs investigation and assuming that the area meets the statutory criteria (at that point it will be a vacant and obsolete building and property), the Township will create a redevelopment plan for mixed use redevelopment. Potential redevelopment may include adaptive reuse of the hospital building or demolition and redevelopment of the entire area. The Redevelopment Plan will include a minimum of 150 affordable housing units along with other uses that will be determined through a planning process for the site.

Site Suitability in accordance NJAC 5:97-3.13

Sites designed to produce affordable housing must be available, approvable, developable and suitable according to the criteria set forth in NJAC 5:97-3.13.

- i.) The site has clear title and is free of encumbrances which preclude development of affordable housing. The site is currently owned and operated by West Jersey Hospital (Virtua), and has been since 1971.
- ii) The site is adjacent to compatible land uses and has access to appropriate streets.
- iii) Adequate sewer and water capacity are available to the site.
- iv) The site can be developed consistent with the residential site improvement standards (NJAC 5:21)
- v) The site is within a designated Planning Area 1 on the State Plan Policy Map
- vi) The development will adhere to freshwater wetlands regulations, is not adjacent to a Category One waterway, and is not affected by steep slopes.
- vii) The property is not within a historic district and is not an architecturally or historically important site.

Block and lot	Block 202.26, lot 14
Address	101 Carnie Boulevard
Owner	Virtua West Jersey Hospital 1000 Atlantic Avenue Camden, NJ 08103
Acreage	37.6 acres
Current zoning	RR Rural Residential, Residential Office
Surrounding Land Uses	<u>North</u> : across Evesham Road, Cherry Hill Twp Recreation fields <u>South</u> : Acorn Hill open space area and homes on Fir Lane <u>East</u> : Medical offices and wellness center <u>West</u> : offices and single family residences on Pin Oak Court
Planning Area	PA-1
Access	Accessible by Carnie Boulevard off of Evesham Road Site is served by public sewer and water service

2c. Tucker / Brandywine Development at Main Street

Brandywine Main Street, LLC
931 Centennial Boulevard
block 207, lot 4
37 rental units
MAP 9, Tax Map showing Location

The Main Street Voorhees site was envisioned in the early 1980s as a mixed use town center. Development the residential, professional office, retail, personal service, and institutional uses began in the 1980s, and continues to evolve. Lot 4 in block 207 totals 30.3 acres, is partly developed with other uses within the Main Street development, and is within the GB-2 general business zoning district. In 2005 the applicant received zoning board approval for 148 age-restricted housing units in 2 buildings, but the plan has not yet been realized. The Township will work with potential developer to revise

proposal and make it a family rental inclusionary development. If needed an inclusionary overlay zone will be created that will permit the development of up to 150 housing units with 37 affordable rental units. A draft of the inclusionary overlay zone is included with Appendix N.

The site is currently part of lot 4, but a subdivision will create new lots for the proposed development. The site currently contains Main Street Playground, which would be relocated to adjacent Connolly Park, a better and safer location for the playground.

Site Suitability in accordance NJAC 5:97-3.13

Sites designed to produce affordable housing must be available, approvable, developable and suitable according to the criteria set forth in NJAC 5:97-3.13.

- i.) The site has clear title and is free of encumbrances which preclude development of affordable housing.
- ii) The site is adjacent to compatible land uses and has access to appropriate streets.
- iii) Adequate sewer and water capacity are available to the site.
- iv) The site can be developed consistent with the residential site improvement standards (NJAC 5:21)
- v) The site is within Planning Area 2 on the State Plan Policy Map
- vi) The development will adhere to freshwater wetlands regulations, is not adjacent to a Category One waterway, and is not affected by steep slopes.
- vii) The property is not within a historic district and is not an architecturally or historically important site.

Block and lot	Block 207, lot 4
Address	931 Centennial Boulevard
Owner	Brandywine Main Street, LLC 401 Plymouth Road, Suite 500 Plymouth Meeting, PA 194621
Acreage	30.33 acres
Current zoning	GB2 General Business
Surrounding Land Uses	Site is part of Main Street Complex which is bound by Centennial Blvd, Evesham Rd and Kresson Rd. Uses immediately around proposed dev site: <u>North</u> : wooded area <u>South</u> : open space, water tower <u>East</u> : access road, offices, restaurants, retail, mansion catering facility and parking areas. <u>West</u> : Township park
Planning Area	PA-2
Access	Accessible from Centennial Boulevard and Evesham Road Site is served by public sewer and water service.

3. Market to Affordable Program (N.J.A.C. 5:97-6.9)

Various Apartment Properties
67 rental units

The Market to Affordable program provides for housing units that are to be purchased or subsidized through a written agreement with the property owner and sold or rented to low and moderate income households in accordance with COAH's rules. The properties may be new, pre-owned or vacant. This program will allow the Township to provide affordable housing opportunities within the Township's existing neighborhoods close to public transportation and close to employment and shopping opportunities. In accordance with COAH's rules the units must be in sound condition and the subsidy must be at least \$25,000 (for moderate income) and \$30,000 (for low income), or more if needed to make the property affordable to low or moderate income households. The Market to Affordable Program will be funded by payments-in-lieu of onsite construction and the mandatory development fees collected in the Affordable Housing Trust Fund. Once the Township has collected funds or identified another funding source needed to initiate the program, a qualified person or organization to administer the program (the Administrative Agent) will be appointed. The Market to Affordable Checklist is included as **Appendix M**.

The Township intends to execute a market to affordable rental program. Although there may be challenges in implementing the rental program, the concept has merit as it would make efficient use of existing resources, is consistent with COAH's rules and smart growth practices. If the effort to implement a rental market to affordable program is not successful, the Township will instead initiate a "for sale" market to affordable program.

In accordance with N.J.A.C 5:97-6.9(d), the following information is required for the Market to Affordable Program:

1. Information regarding the program on forms provided by the Council.
The Checklist is included as Appendix M.
2. A demonstration that there are sufficient market rate units within the municipality, as documented by the multiple listing service.

Rental units in complexes are not listed in the MLS. There over 2,000 existing rental apartment units in the Township included in the list below for consideration for the market to affordable program. All of the Township's existing apartment communities (except the existing affordable housing complexes) are listed in the table that follows. Advertised rents were reviewed to determine the initial feasibility of making units affordable. Property managers/owners will be contacted to determine interest in participating in the program and an analysis will be completed to determine the subsidy that would be required to make the unit affordable for low and moderate income households and whether an additional subsidy may be required to administer the units.

Voorhees Township Existing Apartments				
Name	Block	Lots	Number of Units	Advertised Rents
Burnt Mill Arms Apartments	20 22 25 26	7 5 1 1	112 units	\$859 - \$874 (1 br)
Robin Hill Apartments	17	13	208 units	\$889-979 (1 br) \$1154-1204 (2 br)
Echelon Glen Apartments	150.03 150.14	1 2 & 8	680 units	\$980 (1 br) to \$1380 (3 br)
Rogers Mill Apartments	150.02	6 & 8	204 units	\$795-880 (1 br) \$920-1005 (2 br) \$1255-1280 (3 br)
Village Apartments	150.03	2, 3, 5, 6	856 units	\$765 (studio) to \$1130 (2 br)
Club at Main Street	213.01 213.21	92 1	240 units	\$1200 (1 br) to \$1670 (3 br)

3. An estimate based on (2) above, of the amount required to subsidize typical for-sale and/or rental units, including any anticipated rehabilitation costs.

Initial estimates, using COAH's rent calculators indicate that the per-month subsidies would range from approximately \$250 to \$650 per unit for some of the existing moderately priced units, depending on the size of the unit and the household's income. However, the Township will contact the apartment property owners to discuss the potential for an up-front subsidy to restrict the units to income qualified residents, as well as administrative assistance for the income qualification and other administrative requirements. The economic recession has resulted in lower rents throughout the State and higher rental vacancy rates. The New Jersey Apartment Association has indicated that there is a glut of rental units on the market, though the vacancy rate in Voorhees is not specifically known. This glut may present an opportunity to negotiate agreements with the owners of multi-family housing developments to make some units affordable to low or moderate income households so that the units may be filled with paying customers, even if the rents are slightly lower. The up-front payment would also allow the property owner to invest in rehabilitation of the property if needed.

4. Documentation demonstrating the sources of funding.

The program will be funded with money from the Affordable Housing Trust Fund (current balance is approximately \$300,000), which will grow as additional development takes place in the Township. The Township will also seek other funding sources to assist in making units affordable. If there is a funding shortfall when the need for the units arises as a result of market rate

residential and non-residential growth, the Township will consider bonding or will budget for the program.

5. A municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds.

A draft resolution is included with Appendix M.

4. Supportive and Special Needs Housing (N.J.A.C. 5:97-6.10)

Scattered sites

33 Homes with 76 bedrooms = 76 credits

Supportive and special needs housing may be residential health care facilities, group homes for people with developmental disabilities and mental illness, permanent supportive housing, and supportive shared living housing (long term health care and nursing homes do not qualify). For group homes and residential health care facilities the unit of credit is the bedroom.

For the prior rounds, the Township has received 99 credits for 37 group homes that were established in the Township between 1999 and September 2002. For the Third Round the Township is seeking credit for the additional supportive housing sites listed in the table below, which were not included in the prior round credits. The licenses from the NJ Department of Human Services are included in Appendix O.

Organization	Address	Block & Lot	Type	# Bedrooms	Date occupied
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	2102 Sandra Rd	150.17/9	Supervised Apartment	2	9/14/2006
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	1402 Roberts Way	150.17/8	Supervised Apartment	2	5/21/2007
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	108 Lucas Lane	150.20/2	Supervised Apartment	2	4/1/2008
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	1505 Britton Place	150.02/1.05	Supervised Apartment	2	4/8/2008
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	606 Britton Place	150.02/1.05	Supervised Apartment	2	4/7/2007
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	306 Lucas Lane	150.02/2	Supervised Apartment	2	8/2/2006
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	102 Lucas Lane	150.21/2	Supervised Apartment	2	12/14/2006
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	1506 Britton Place	150.02/1.05	Supervised Apartment	2	9/28/2008
Family Service of Burl Co 770 Woodlane Road, Ste 23 Mt Holly, NJ 08060	1501 Britton Place	150.02/1.05	Supervised Apartment	2	2/4/2008

Program Management Systems, Inc 700 Cinnaminson Ave Palmyra, NJ 08065	213 Bergen Ave	132/4	Group Home	4	2007
Quality Management Assoc 700 Cinnaminson Ave Palmyra, NJ 08065	133 Paradise Dr	240/1	Group Home	4	Spring 2010
Bancroft Neuro Health Owner: Gretchen Kalapacs	105 Round Hill Rd	94/48	Group Home	4	10/4/2006
Bancroft Neuro Health Owner: Frank & Francis McIntyre	1004 Ashriver Court	150.10/3	Group Home	3	4/3/2009
Bancroft Neuro Health	199 Echelon Rd		Supervised Apartment	3	5/1/2009
Bancroft Neuro Health Owner : Steven & Lata Pimplaskar	248 Echelon Rd	150.02/2	Supervised Apartment	3	4/7/2005
Bancroft Neuro Health	1146-3 Bibbs Ln		Supervised Apartment	2	6/16/2008
Bancroft Neuro Health	1138-6 Bibbs Ln		Supervised Apartment	3	7/2/2002
Bancroft Neuro Health	1132-3 Bibbs Rd		Supervised Apartment	1	12/15/2003
Bancroft Neuro Health	1150-2 Bibbs Ln		Supervised Apartment	3	5/9/2001
Bancroft Neuro Health	304 Lincoln Drive	150.03/2	Supervised Apartment	1	5/22/2008
Bancroft Neuro Health Owner: Village Group Limited Partnership	1517 Lincoln Drive	150.03/2	Supervised Apartment	1	7/31/1996
Bancroft Neuro Health Owner: Village Group Limited Partnership	1704 Lincoln Drive	150.03/2	Supervised Apartment	1	7/14/2000
Bancroft Neuro Health Owner: Village Group Limited Partnership	601 Lincoln Drive	150.03/2	Supervised Apartment	1	10/13/2005
Bancroft Neuro Health Owner: Gul Lalwani	1037 Pendleton Ct	150.10/3	Supervised Apartment	3	7/23/2003
Bancroft Neuro Health	74-5 Van Buren		Supervised Apartment	1	7/7/2004
Bancroft Neuro Health Owner: Daxa & Arvind Khatiwala	1097 Corbridge Ct	150.10/3	Supervised Apartment	3	10/30/2006
Bancroft Neuro Health Owner: Village Group Limited Partnership	4908 Hamilton	150.03/ 5 & 6	Supervised Apartment	1	11/24/2008
Bancroft Neuro Health	1905 Jackson Dr		Supervised Apartment	1	2/27/2004
Bancroft Neuro Health Owner: Carl Specht	9 Penn Road	265/13	Group Home	5	8/3/2005
Bancroft Neuro Health Owner: QRP Voorhees, LP	3305 Avalon Ct	213.21/1	Supervised Apartment	3	2/9/1997
Bancroft Neuro Health Owner: QRP Voorhees, LP	3307 Avalon Ct	213.21/1	Supervised Apartment	3	4/7/2006
Bancroft Neuro Health	2407 Berwyn Ct	213.01/92	Supervised	2	12/1/2006

Owner: QRP Voorhees, LP			Apartment		
Bancroft Neuro Health Owner: QRP Voorhees, LP	2506 Berwyn Ct	213/01/92	Supervised Apartment	2	9/1/2002
Total Bedrooms for Supportive Housing Residents				76	

5. Municipally Sponsored 100% Affordable Development (N.J.A.C. 5:97-6.7)

Block 206, lot 32
452 Centennial Boulevard
100 affordable rental units – 139 total credits
MAP 10 Tax Map

A municipally sponsored 100 percent affordable development is one in which all of the units are available to low and moderate income households and would be created through a municipal partnership with a non-profit or other affordable housing provider.

This property is located on the east side of Centennial Boulevard, approximately 800 feet south of the intersection with Cooper Road. The property is classified as vacant, but has been utilized as a “borrow pit” to provide fill materials to the closed Buzby landfill. The subject property is vacant and is adjacent to offices, single-family residences, and the closed former Buzby landfill. The adjacent landfill was closed in 1978 and is being monitored by the owner and the NJDEP. Block 206, lot 4 further to the south is owned by Voorhees Township and is currently being transformed into an Environmental Park, that will turn the old landfill into a valuable public space with walking and bicycle trails, a bird sanctuary, an Asian garden and a LEED certified environmental education center.

The effective reuse of the gravel pit on lot 32 will contribute to the overall revitalization of the former landfill area with a complimentary residential use, while also addressing the Township’s affordable housing obligations. The 12.38 acre site has already been disturbed, therefore it will not require extensive clearing and its reuse will not require the destruction of woods.

The Township will negotiate with RCA (the current owner) to purchase the property and will then seek a qualified affordable housing developer for the affordable housing portion of the site. It is anticipated that there will be ample space to provide affordable housing as well as other public or professional office uses.

Site Suitability in accordance NJAC 5:97-3.13

Sites designed to produce affordable housing must be available, approvable, developable and suitable according to the criteria set forth in NJAC 5:97-3.13.

- i.) The site has clear title and is free of encumbrances which preclude development of affordable housing.
- ii) The site is adjacent to compatible land uses and has access to appropriate streets. The surrounding uses include residential uses, office uses, open space and the former landfill.
- iii) Adequate sewer and water capacity are available to the site.
- iv) The site can be developed consistent with the residential site improvement standards (NJAC 5:21)
- v) The site is within Planning Area 1 on the State Plan Policy map.

- vi) The development will adhere to freshwater wetlands regulations and is not adjacent to a Category One waterway. There are man-made slopes on the site resulting from the prior earth moving activities, but the grading and slopes will be addressed during the site design stage.
- vii) The property is not within a historic district and is not an architecturally or historically important site.

Block and lot	Block 206, lot 32
Address	452 Centennial Boulevard
Owner	RCA / GE Property Tax Department 201 PO Box 4900 Scottsdale, AZ 85261-4900
Acreage	12.38 acres
Current zoning	O-4 Limited Office
Surrounding Land Uses	<u>North</u> : offices, showrooms <u>South</u> : former Buzby landfill <u>East</u> : residences on Berkshire Drive <u>West</u> : vacant land in the O-4 zone
Planning Area	PA-1
Access	Accessible by Centennial Boulevard Site is within the service area, public sewer and water may be extended.

6. Extension of Expiring Controls (N.J.A.C. 5:97-6.14)

Echelon Tower

Block 150.02, lot 1.03

219 Laurel Road

267 age restricted affordable rental units – 267 total credits

MAP 11 Tax Map

In accordance with N.J.A.C. 5:97-6.14, a portion of the Township's growth share obligation may be met through the extension of affordability controls for affordable units set to expire between 1999 and 2018, subject to the conditions set forth in COAH's rules.

Voorhees Township received 267 prior cycle credits for Echelon House (now called Echelon Tower), an age-restricted rental complex. The site was funded through HUD's Section 202 program in the late 1970s and was first occupied in 1980. In 2006 the property was transferred and refinanced with tax exempt bonds in order to preserve the site for age-restricted affordable housing for an extended period of time through 2055. Low income tax credits were generated to fund a complete rehabilitation of the complex (\$4,400,000), which was 26 years old. NJHMFA holds the first mortgage on the property. This transaction extended the low income occupancy restrictions on the property through 2055. The Township has authorized tax abatement for the property and has entered into an agreement with Echelon Housing, LP to provide for a PILOT through 2036 (a thirty year term from 2006 to 2036).

The residents of the Echelon Towers apartments are subject to income restrictions and are certified annually. The rents are consistent with the requirements of NJHMFA and HUD.

The requirements for credits for the Extension of Expiring Controls are as follows (N.J.A.C. 5:97-6.14(a)):

- Demonstrate that the units complied with NJAC 5:97-4.2 or 4.3.
 - *Voorhees received prior cycle credits for Echelon Tower in the First Round Fair Share Plan, and therefore meets the requirements of NJAC 5:97-4.2.*
- The affordability controls on the unit are set to expire during the 1999 to 2018 period.
 - *The affordability controls have been extended from 2006 through 2055.*
- Obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted units meet all code standards.
 - *The Township's building inspector has visited the site numerous times during the rehabilitation process and finds the building to meet all code standards. The building has been inspected and received Certificates of Occupancy.*
- If the unit requires rehabilitation and/or repair work, in order to receive the CCO or a certified statement from the Township building inspector, the Township must fund and complete the work.
 - *A complete rehabilitation of the building was completed in 2007. The rehabilitation included the replacement of major systems, roof replacement, façade repair, renovation of individual units and improvements to the grounds.*
- Submit the checklist provided by COAH with detailed information including a written commitment from the owner to extend the affordability controls, or evidence that the controls have been extended and the proposed or filed deed restriction for the extended control period.
 - *Echelon Housing, LP exists to ensure the long term physical and fiscal performance of Echelon Towers. A copy of the deed restriction is included as Appendix P.*
- Provide documentation of sources of funding for rehabilitation
 - *Rehabilitation of the property was completed in 2007. The HMFA has also required that a reserves fund be established with monthly deposits made from revenues in order to ensure on-going maintenance over the extended affordability control period.*

7. Mandatory Development Fee

The purpose of the affordable housing trust fund is to provide a funding source to assist the Township in meeting its low and moderate income housing obligations. In order to collect and utilize these funds, the Township must have an ordinance for the requirements and procedures, must have that ordinance approved by COAH, must have a 3 party escrow agreement between the municipality, the bank, and COAH and must have a spending plan in place. The Township proposes to continue to collect mandatory development fees in accordance with section 152.188 of the Township's zoning code. The mandatory development fee ordinance has been updated to reflect the Round III COAH rules and the Statewide Mandatory Development Fee requirements for non-residential development and is being submitted to COAH for review as **Appendix D** of

this plan (Ordinance 156-09 on October 26, 2009). A three party escrow agreement has been completed and submitted to COAH. The proposed spending plan is included as **Appendix F** of this plan along with a resolution requesting COAH's approval of the plan.

The funds may be used for rehabilitation, extending infrastructure to affordable housing sites, acquisition or improvement of land for affordable housing, market to affordable programs, and repayment of municipal bonds to finance affordable housing. At least 30% of the funds must be used to provide affordability assistance to low and moderate income households in affordable units. The spending plan must be prepared in accordance with N.J.A.C. 5:97-8.10.

Since 2005 Voorhees has had a mandatory development fee ordinance in place and affordable housing trust fund. From April 2006 (when ordinance 85-06 was first adopted), until the updated development fee ordinance was adopted on October 26, 2009, the fee for residential development was 1% and the fee for non-residential development was 2%.

On July 27, 2009 Governor Corzine signed the New Jersey Economic Stimulus Act of 2009 into law. Sections 37 through 39 of the New Jersey Economic Stimulus Act of 2009 suspend the non-Residential Development Fee Act which was signed into law on July 17, 2008. As a result, non-residential developers that receive preliminary or final site plan approval between July 17, 2008 and July 1, 2010 are not required to pay the non-residential development fee prior to the issuance of a certificate of occupancy provided a building permit is issued prior to January 1, 2013. Municipalities may continue to collect non-residential development fees from non-residential properties that have made or committed to making a financial or other contribution prior to July 17, 2008. A developer is considered to have made or committed itself to make a financial or other contribution if the contribution has been transferred, including but not limited to when the funds have already been received by the municipality; the developer has obligated itself to make a contribution as set forth in a written agreement with the municipality, such as a developer's agreement; or the developer's obligation to make a contribution is set forth as a condition in a land use approval issued by a planning board or zoning board in accordance with Municipal Land Use Law. As a result of the moratorium it is unclear which non-residential developments will be subject to the fee. The next section summarizes potential trust fund deposits, but the actual funds collected may be substantially less.

a. Estimated Affordable Housing Trust Fund Deposits

In order to approximate the funding that may be available to support the Township's affordable housing activities, we have reviewed the developments that have been approved, but not yet constructed. There are some unbuilt developments that were approved prior to the effective date of the Township's mandatory development fee ordinance and they are not included in the list below. The reason for estimating the deposits to the Affordable Housing Trust Fund is to have an informed starting point for the Spending Plan.

Voorhees Township Anticipated Residential Development Fees 2008-2018¹¹			
Name	Block and Lot	Number of New Units	Anticipated Total Development Fee
Lion's Gate	199.06 /35 & 36	50	
Poplar Development, LLC Resolution 05-039	46 /24	6	\$18,000
High Structure Tone Resolution 06-023	230.31/ 49.01& 51	6	\$18,000
Jay Hill Building group Resolution 07-007	227.01/ 51	5	\$18,000
Paparone Housing Pending approval	304.02/ 63 305/ 3, 4, 5, 6, 7, 8, 9	49	\$330,750
Miscellaneous Minor Subdivisions	Unknown	6	\$27,000
Total			\$411,750

Voorhees Township Anticipated Non-Residential Development Fees 2008-2018¹²				
Development Name	Block and Lot	Type of Use	Square feet	Anticipated Total Development Fee
Cooper Run Associates Resolution 04-040	224/20	Hotel (100 room) Restaurant (192 seats)	63,000 10,400	\$126,000
Dean Development Resolution 06-012	252/9, 9.01	Retail	14,000	\$63,000
Darby Investment Resolution 07-003	200/10.03	Retail	22,664	\$102,000
Sheppard Road, LLC Resolution 07-045	207/8, 13	Office	29,700	\$117,000
Scarborough Properties Resolution 08-005	227.01/ 41, 44 45	Retail	14,564	\$69,000
Group Investments Resolution 08-015	225/9	Office	10,234	\$40,000
Howard Herskovitz, LLC Resolution 08-34	283/1	Retail/Office Self-Storage	2,200 6,325 (2806 new)	\$11,000
Brandywine Senior Living Resolution 08-33	227.01/ 41,44 & 45	Assisted Living	34,420 (107 bed)	\$170,000
Evesham Building Assoc Resolution 08-039	207/1	Office	20,000	\$79,000
Asia International	272/4	Retail	42,166	Unknown, proposal is

¹¹ For Poplar, High Structure Tone and Jay Hill the assumed equalized assessed value is \$300,000 and for Paparone the assumed equalized assessed value is \$450,000.

¹² The figures are rough estimates for the purposes of projecting potential deposits to the Affordable Housing Trust Fund, each site will be independently evaluated by the Township's assessor upon construction.

Resolution 08-041		Daycare Restaurant	10,000 12,698	conversion of existing structure
GWD, LLC Resolution 08-045	262/6, 6.01	Retail Office Storage	4,400 15,700 26,580	\$105,000
Virtua West Jersey Health PHASE I Resolution 07-043 ¹³	223/1, 2, 2.02, 3, 4, 5, 6, 6.06, 7, 8, 9, 10, 11,12 228/7, 8, 8.01, 9, 11, 11.01, 13, 14, 15, 16, 17, 18	Hospital	680,500	n/a
		Cancer center E. Medical Office and Ambulatory W. Medical Office Daycare/Medical	50,000 125,000 125,000 26,300	\$1,300,000
Virtua West Jersey Health PHASE II	Same as above	Various medical uses		Future
Total				\$2,182,000

¹³ The total new facility will consist of 1,675,000 square feet and 12 buildings. The new hospital will be 680,500 square feet and the existing hospital is 257,000 square feet. The Chief Operating Officer of Virtual reports that employment numbers are actually less than COAH projects. Currently there are +/-1,000 Full Time Equivalents and there will be 1,300 Full Time Equivalent. Phase I is included here because it will be complete in 2011-2012. Phase II will not be complete until 2026

E. Summary and Conclusion

Voorhees Township will continue to grow, but not at the unbridled pace of decades passed. The potential for development and redevelopment is evidenced by the developments that have been approved but not yet constructed, yet available land is becoming evermore scarce. As is typical in suburban development, the Township first experienced significant residential growth, which has been followed by a stronger surge in non-residential development. The Township has worked to shape its future by developing land use policies that permit uses that will benefit the community and the region as a whole (such as the Virtua Hospital campus) and by encouraging redevelopment to maintain a vibrant community (such as the redevelopment of Echelon Mall). The Township's development position at this juncture has placed it in a difficult position vis-à-vis compliance with the COAH rules because the affordable housing obligation created by job creation must be met without assistance (beyond a possible mandatory development fee) from the non-residential developer. Additionally, the Township is saddled with an obligation for construction that took place between 2004 and 2008 and for approvals that were granted during that time, even though the current COAH rules were not effective and the Township was unaware of the obligation that would accrue.

Nevertheless, the Township is committed to ensuring that there are ample opportunities for individuals and households with a range of incomes to live and work in the Township. The Township has prepared a plan that provides and maintains opportunities for the provision of affordable housing. The implementation will require cooperation among an array of public and private stakeholders and some of the proposed programs will be dependent upon the accumulation of funds to the Affordable Housing Trust Fund and the availability of funds from other sources.

A summary of the Township's fair share proposals is included in the table below. The actual number of units and credits proposed for the various compliance mechanisms may be altered to fit the needs as the Township's actual obligation is reassessed at the biennial plan review.

Voorhees Township Fair Share Summary	
764	Fair Share Obligation (Growth Share and Rehabilitation)
-69	Excess Round II Credits
695	Remaining Obligation
-30	Rehabilitation
665	Remaining Obligation
-25	PREIT Redevelopment
640	Remaining Obligation
-150	Virtua Hospital Redevelopment
490	Remaining Obligation
-37	Brandywine/Tucker Development
453	Remaining Obligation
-67	Market to Affordable
386	Remaining obligation
-76	Supportive and Special Needs
310	Remaining Obligation
-100	Municipally Sponsored – RCA site
210	Remaining Obligation
-267	Echelon Tower Extension of Controls
-57	Remaining
170	Bonus Credits
-227	Possible Excess Credits

F. Implementation and Schedule

The Township anticipates, based on projected growth, that a maximum of 300 affordable housing credits (to provide for the growth share obligation that will have accrued) may be needed at the time of the first plan evaluation in accordance with N.J.A.C. 5:96-10.1, which we assume will be at the end of 2012. The Township has arrived at the projection using a conservative approach, assuming that the development market will rebound and that some of the developments that have been approved but not yet constructed will be built and receive a Certificate of Occupancy within the next two years.

The Township is requesting a waiver, as permitted by N.J.A.C. 5:96-15.2, from the strict application of the jobs to square footage ratios provided to measure non-residential growth share in Appendix D. The specific waivers are described in Section IIC(4)(a) on pages 25 and 26 of this plan, and in addition the Township will continue to monitor the actual number of jobs created in the Township when new businesses become operational. This will ensure that the affordable housing obligation is based on the realities in the Township. As a result the Township plans for the growth share number assigned by COAH, but will provide the affordable housing opportunities consistent with the actual housing units and jobs created.

In accordance with N.J.A.C. 5:97-3.2(a)(4) the Fair Share Plan should include an implementation schedule that sets forth a detailed time table that demonstrates a “realistic opportunity” and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

- Documentation for mechanisms to address the prior round obligation, the rehabilitation share and the growth share obligation up to the first plan review pursuant to N.J.A.C. 5:97-10 (biennial) shall be submitted at the time of petition.

Documentation for the prior rounds has been reviewed prior to approval of the Township's Prior Rounds Fair Share Plan, and is summarized in this Housing Element and Fair Share Plan. Documentation for the rehabilitation share is included within this Housing Element and Fair Share Plan. Documentation for the growth share obligation up to the first plan review, expected at the end of 2012, is included within this Housing Element and Fair Share Plan.

- Documentation for zoning for inclusionary development, an accessory apartment program, or a market to affordable program shall be submitted at the time of petition and implemented within 45 days of substantive certification;
- Documentation for the extension of expiring controls shall be submitted at the time of petition and implemented in accordance with an implementation schedule pursuant to N.J.A.C. 5:97-3.2(a)4iv.

Documentation for the extension of expiring controls is included.

- Documentation for all mechanisms not included above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated

pursuant to N.J.A.C. 5:97-2.5.

Documentation will be submitted in accordance with the implementation schedule as required.

In addition to the potential reduction in the number of affordable housing credits that may be needed based on case by case assessment of the actual number of jobs created in the Township at the biennial plan review, the growth share obligation may be adjusted to the extent that the development fee moratorium in the NJ Economic Stimulus Act results in non-residential developments for which the Township is unable to collect the development fee or an equivalent reimbursement.

Voorhees Township Implementation Schedule											
Program	Credits Complete	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Credits
Prior Round Credits	69	0	0	0	0	0	0	0	0	0	69
Rehabilitation	9	3	2	3	3	2	3	3	2	0	30
Supportive and Special Needs	72	4	0	0	0	0	0	0	0	0	76
PREIT Services	0	10	15	0	0	0	0	0	0	0	25
PREIT Services Redev Bonus	0	0	8	0	0	0	0	0	0	0	8
Tucker/ Brandywine Main Street rental	0	0	0	37	0	0	0	0	0	0	37
100% Affordable rental (RCA Site)	0	0	0	0	50	50	0	0	0	0	100
Old Virtua Hospital Redevelopment	0	0	0	0	0	50	50	50	0	0	150
Old Virtua Hospital Redevelopment bonus	0	0	0	0	0	0	0	50	0	0	50
Echelon Tower Extension of Expiring Controls (age-restrict)	267	0	0	0	0	0	0	0	0	0	267
Market to Affordable Rental	0	0	7	15	15	15	15	0	0	0	67
Rental Bonus (Above the 170 req)	0	0	0	0	45	0	0	67	0	0	112
TOTAL	417	17	32	55	113	117	68	170	2	0	991